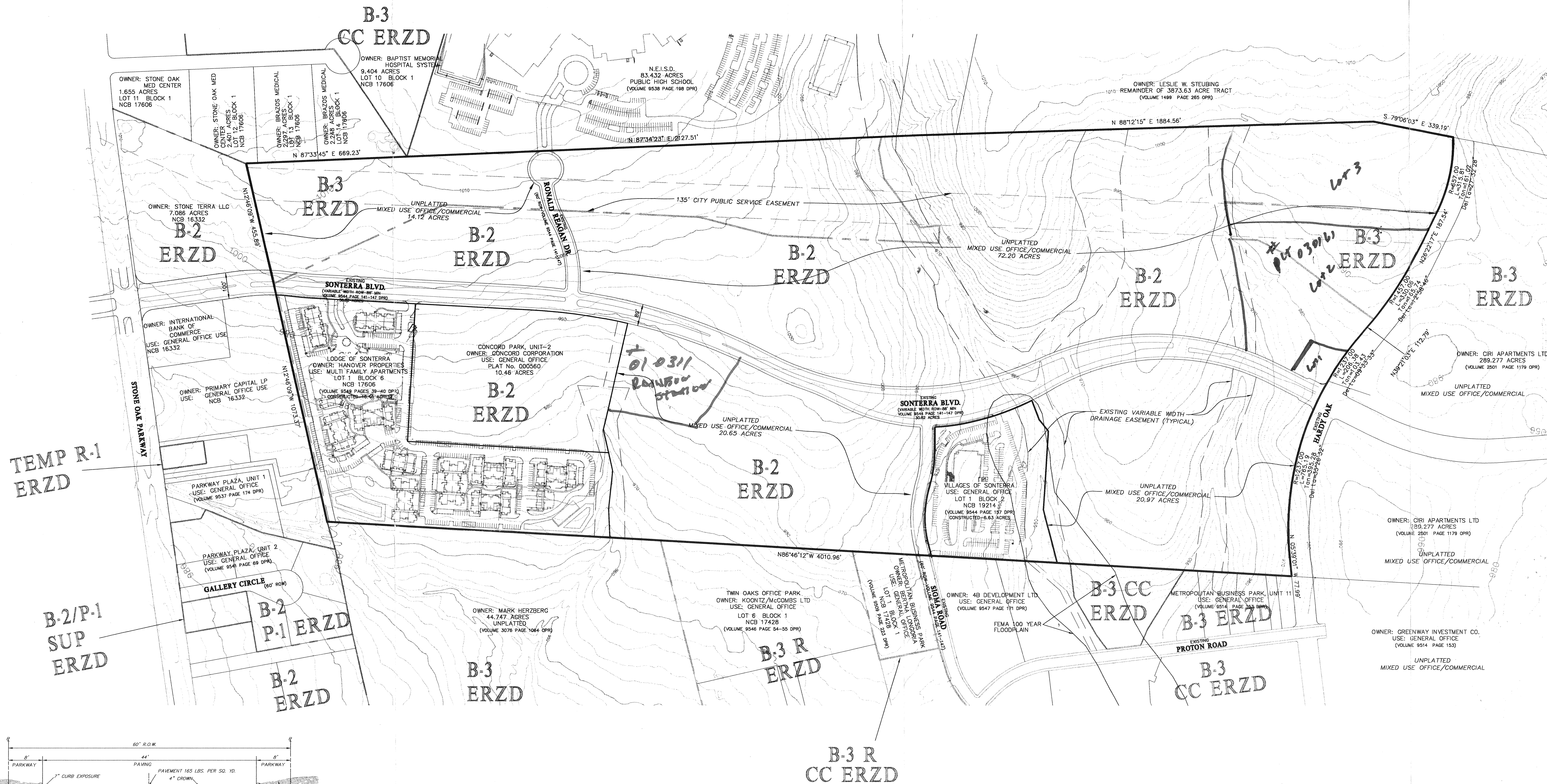


LOCATION MAP
N.T.S.

PAPER-DAWSON
CIVIL & ENVIRONMENTAL
ENGINEERS

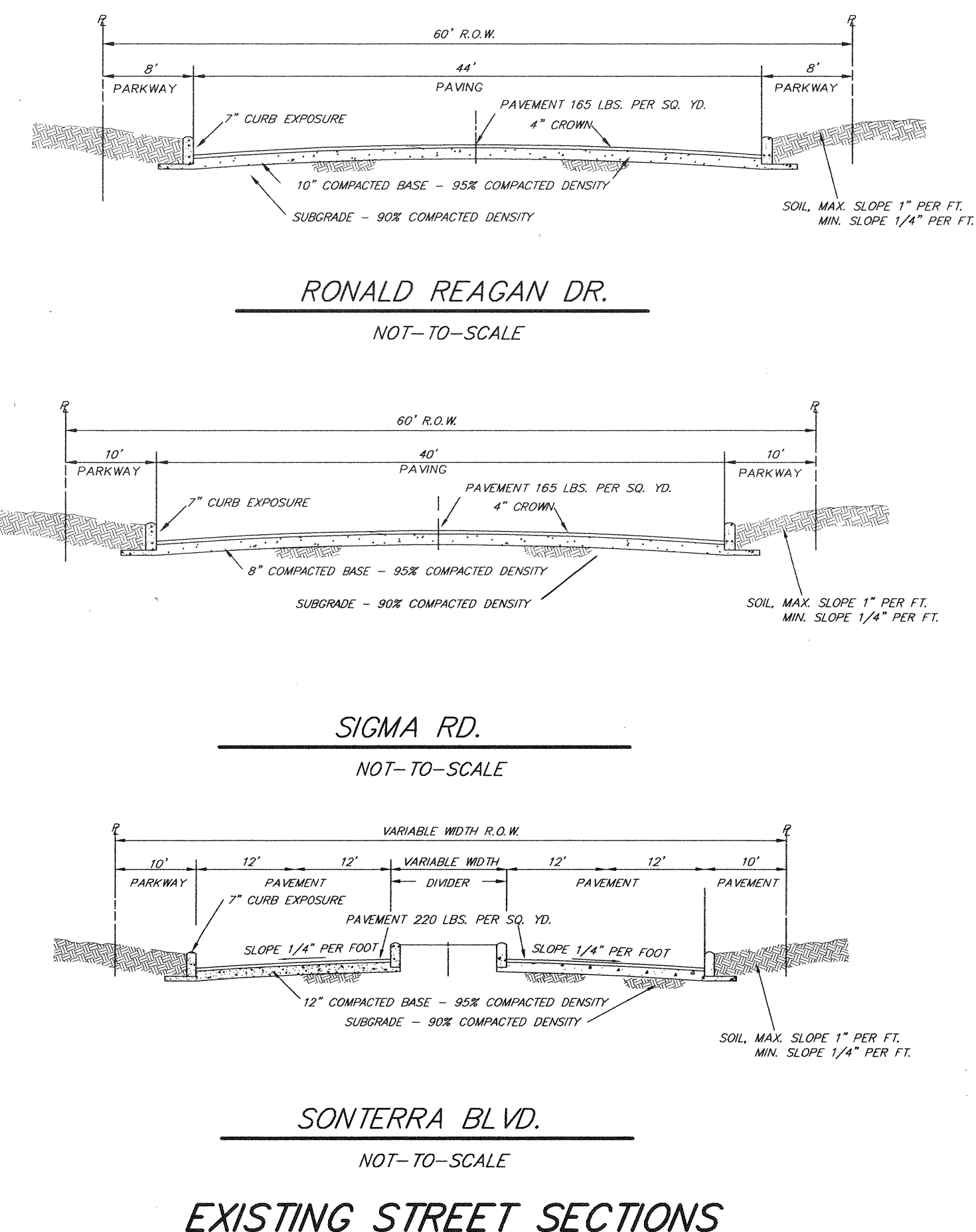
SAN ANTONIO, TEXAS 78216
TEL: 210-574-8000
FAX: 210-574-8000
555 EAST RAMSEY

REVISION TO
THE VILLAGES OF SONTERRA
P.O.A.D.P.



PLAN HAS BEEN ACCEPTED BY
CITY OF SAN ANTONIO
DEPT. OF PLANNING
ON FEB 22 PM 3:50
RECEIVED
If no plate are filed, plan will expire
On 8/29/02
1"=100' FILED ON

RECEIVED
FEB 22 PM 3:50
CITY OF SAN ANTONIO
DEPT. OF PLANNING
SERVICES DIVISION



REVISION TO
THE VILLAGES OF SONTERRA POADP

BEING OUT OF THE ORIGINAL 177.681 ACRES OF LAND SITUATED IN BEXAR COUNTY, TEXAS, AND BEING A 30.815 ACRE TRACT OF LAND OF CONCORD PARK, VOLUME 9544, PAGES 141-147, A 16.877 ACRE TRACT OF LAND OF THE LODGE OF SONTERRA, VOLUME 9549, PAGES 39-40, AND A 6.603 ACRE TRACT OF LAND OF THE VILLAGES OF SONTERRA, VOLUME 9544, PAGE 157, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING A PART OF THE J. POTTEWENT SURVEY NO. 381, ABSTRACT 603, COUNTY BLOCK 4943, AND THE SENEAS IRR. & AGR. CO. SURVEY NO. 17, ABSTRACT 726, COUNTY BLOCK 4948, NEW CITY BLOCK 15689, CITY OF SAN ANTONIO, VOLUME 2501, PAGE 1179, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

THIS POADP SUPERCEDES POADP FILE NO. 434, APPROVED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE ON JANUARY 20, 1995. THE PURPOSE OF THE REVISION IS TO UPDATE THE PROPOSED AND EXISTING LAND USE BASED ON THE APPROVED REZONING OF THE PROPERTY UNDER CITY ORDINANCE NO. 86955 APPROVED BY THE SAN ANTONIO CITY COUNCIL ON NOVEMBER 13, 1997.

LEGEND:

EXISTING ZONING B-3
EXISTING ZONING BOUNDARY

DEVELOPMENT PHASES:
THE UNPLATTED PROPERTIES WILL BE PLATTED AS PROPERTY IS SOLD TO PROPOSED PROPERTY OWNERS. THERE ARE NOT DEVELOPMENT PHASES PLANNED SINCE THE ROADWAY INFRASTRUCTURE HAS BEEN COMPLETED FOR THE 177.681 ACRE TRACT.

NOTES:
1. THE PROPOSED LAND USE FOR THE TOTAL REMAINING UNPLATTED AREA +/- 123.77 ACRES IS MIXED USE OFFICE/COMMERCIAL.
2. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
3. FEMA FLOOD PLAIN LIMITS ARE BASED ON FLOOD INSURANCE RATE MAP 276 COMMUNITY PANEL NUMBER 48029C0279E.

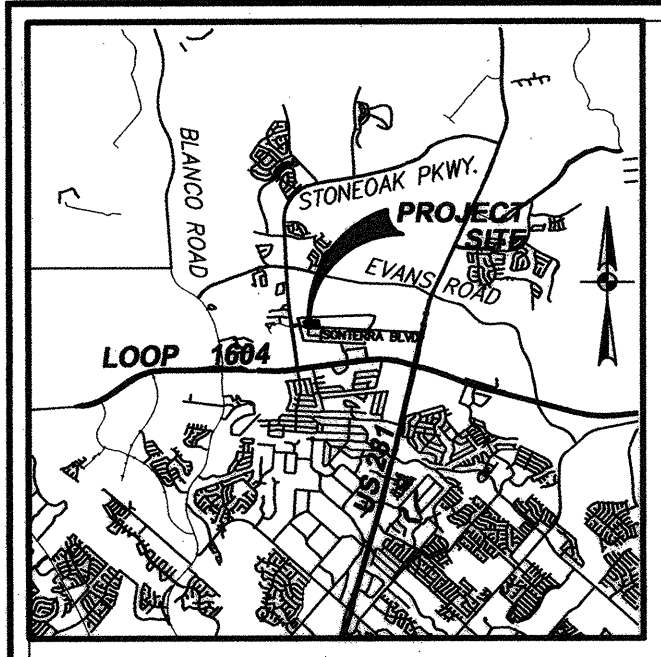
DEVELOPER: CONCORD CORPORATION

200 CONCORD PLAZA, SUITE 303
SAN ANTONIO, TEXAS 78216
TEL: (210) 822-8600

JOB NO. 4871-00
DATE FEBRUARY 2001
DESIGNER NWK
CHECKED MDJ DRAWN NWK
SHEET 1 OF 1

(APR 19 2004)

PLAT NO. 040141



LOCATION MAP
NOT TO SCALE

- CPS NOTE:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTE WATER FLOW NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

EDWARDS AQUIFER RECHARGE ZONE NOTE:

- THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
- NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN EXISTING PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TNRCC OFFICE.

SURVEY NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- THE BEARINGS FOR THIS PLAT ARE BASED ON THE DEED OF A 176.4 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOL. 7273, PGS. 273-280 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM BITTERS 1953 (PID AY0072) N=13756584.2745, E=2129377.7379
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99988
- BEARINGS SHOWN MUST BE ROTATED 0°00'52" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

William H. Atwell II
OWNER LOT 16, ALTEE SONTERRA MEDICAL PARK, LTD.
BY: ALTEE DEVELOPMENT, INC. GENERAL PARTNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

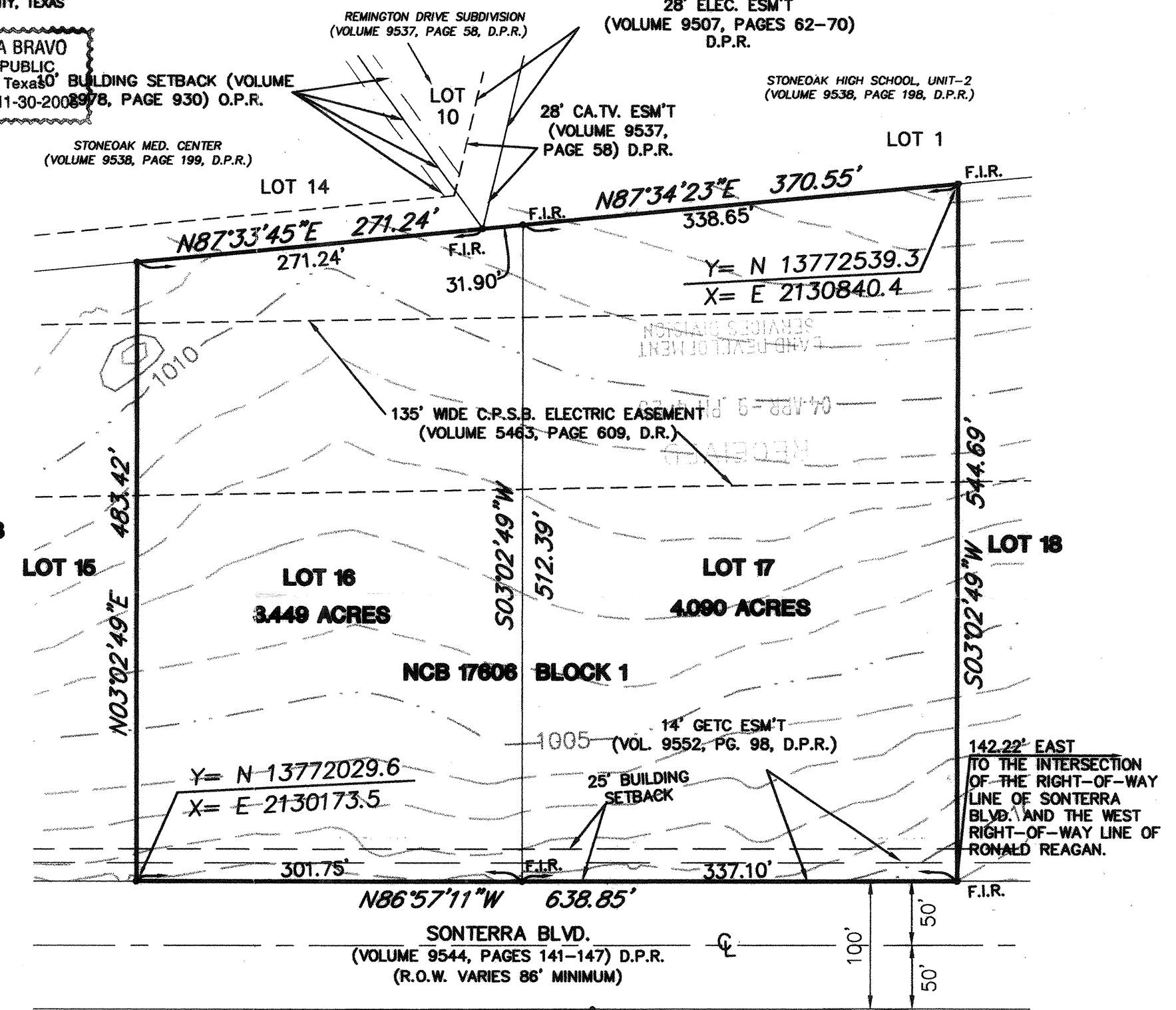
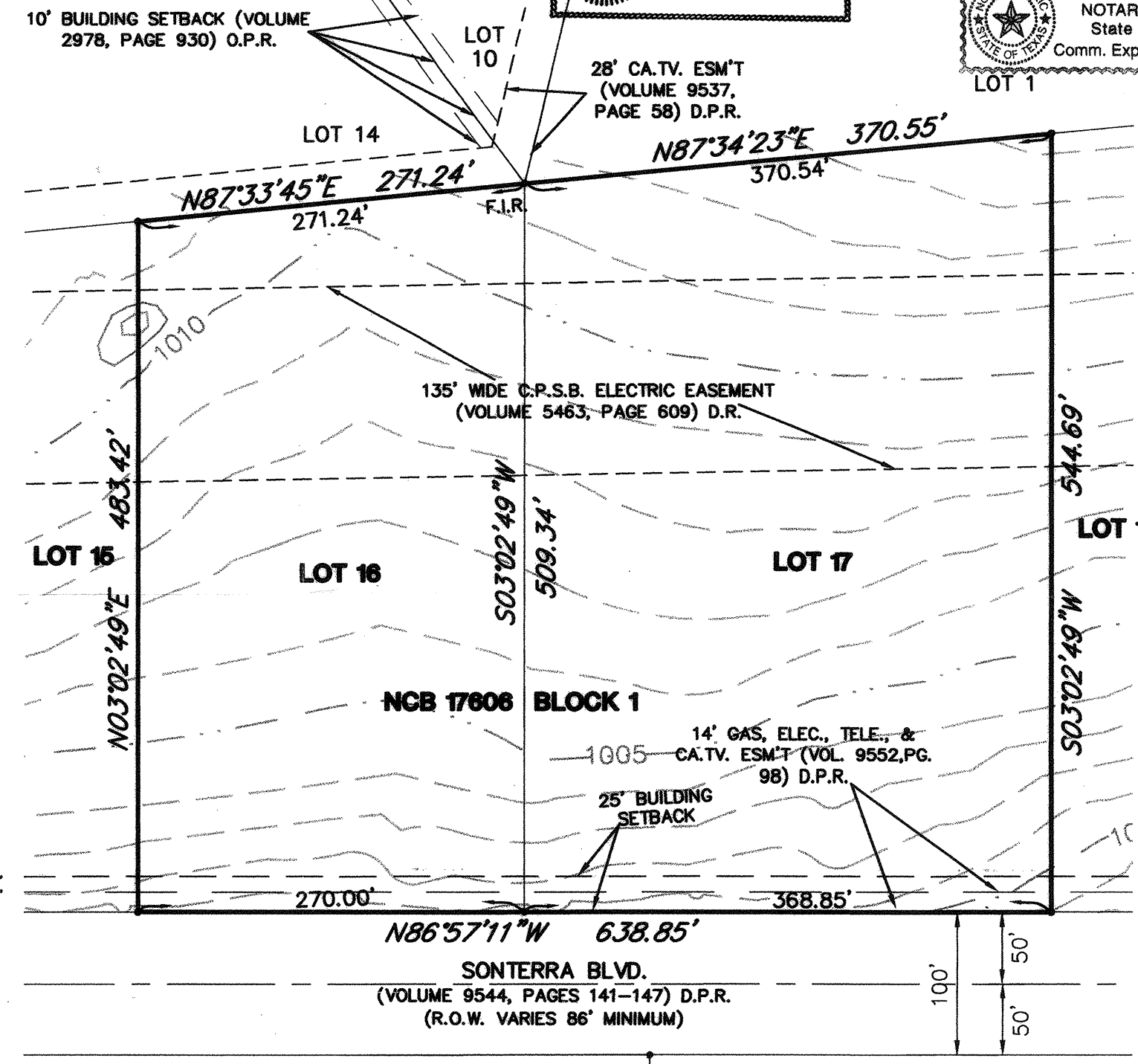
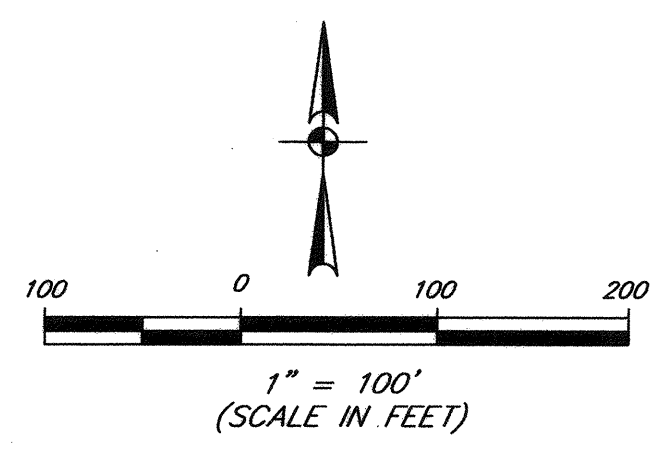
Thomas E. Dreiss
OWNER LOT 17, Stone Oak Professional Office Building, L.P.
BY: Stone Oak Professional Office Building, L.P. LLC
DULY AUTHORIZED AGENT

OWNER/DEVELOPER:
ALTEE SONTERRA MEDICAL PARK, LTD.
970 ISOM ROAD
SAN ANTONIO, TEXAS, 78216-4135
TEL. NO. (210) 804-4383

LEGEND:

- ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
GTC = GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
DR = DEED RECORDS OF BEXAR COUNTY TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS
GETC = GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT
- CONTOUR (1' INTERVAL)
CONTOUR (5' INTERVAL)

BUILDING SETBACK NOTE:
SETBACK IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.



AREA BEING AMENDED
THE AREA TO BE AMENDED WAS PREVIOUSLY PLATTED AS LOTS 16 AND 17 (BLOCK 1, NCB 17606) OF PLAT NO. 010421, "SONTERRA MEDICAL PARK," RECORDED IN VOL. 9552, PAGE 98 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**AMENDING PLAT OF
LOTS 16 & 17, BLOCK 1, NCB 17606
SONTERRA MEDICAL PARK**

DETAILED STATEMENT OF AMENDMENT:

- THE PURPOSE OF THIS AMENDMENT IS TO RELOCATE THE LOT LINE BETWEEN LOTS 16 AND 17, SHIFTING THE LINE 31.75' TO THE EASTERLY DIRECTION AND MAINTAINING THE PREVIOUS BEARING.
- THIS AMENDMENT SHALL CAUSE TO CHANGE THE FRONT AND REAR LOT WIDTH DIMENSIONS OF LOTS 16 AND 17, AS WELL AS THE DEPTH DIMENSION ALONG THE RELOCATED LOT LINE. THESE REVISED DIMENSIONS ARE AS SHOWN ON THIS AMENDING PLAT. ORIGINAL DIMENSIONS CAN BE REFERRED TO THE PREVIOUSLY RECORDED PLAT.

THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, VOLUME 9552, PAGE 98.

REASON FOR AMENDMENT:
APPLICABILITY SEC. 35-440(a)(9)
TO RELOCATE ONE OR MORE LOT LINES BETWEEN ONE OF MORE ADJACENT LOTS IF: (A) THE OWNERS OF ALL THOSE LOTS JOIN IN THE APPLICATION FOR AMENDING THE PLAT; (B) THE AMENDMENT DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS; AND (C) THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS.

THIS PLAT OF **LOTS 16 AND 17, BLOCK 1, NCB 17606, SONTERRA MEDICAL PARK** HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

John K. Rinehart
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

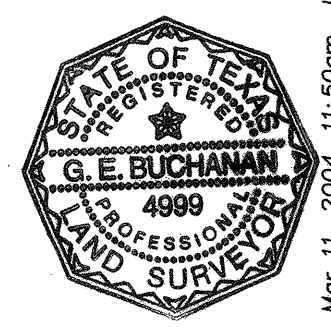
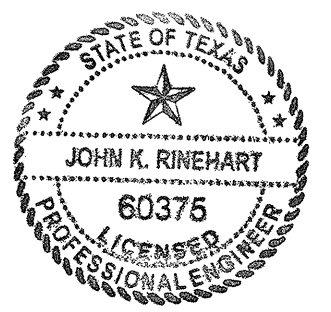
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G.E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY



Date: Mar 11, 2004, 11:50am User ID: Wleyman
File: P:\31102\31\Design\Civil\PL510200amend.dwg





ATTN: TOM SHAFFER
City of San Antonio

New
Vested Rights Permit
APPLICATION

RECEIVED

02 OCT 18 PM 3:34

LAND DEVELOPMENT
SERVICES DIVISION

Permit File: # 18P# 0311-007
Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formally POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Concord Corporation
2. Address: 800 E. Sonterra, Suite 180, San Antonio, TX
3. Zip: 78258 Telephone # (210) 822-8600
4. Site location or address 29 Acre Tract NE of the E. Sonterra and Ronald Reagan Dr. intersection
5. Council District 9 ETJ Over Edward's Aquifer Recharge ☒ yes () no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

August 17, 2001

Plat Name: _____ Plat # _____ Acreage: _____ Approval _____

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Others

Type of Permit: Development Rights Date issued: 11/07/85 Expiration Date: future commitment

Acreage: 176 Acres

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information on this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: William T. Ellis, Sr. V.P. Signature: [Signature] Date: 10/16/02
Concord Corporation

Sworn to and subscribed before me by on this 16th day of October 20 02 to certify which witness by hand and seal of office.

[Signature]



Notary Public, State of Texas, My Commission expires: Nov. 28, 2003

City of San Antonio use

☐ Approved

☐ Disapproved

Review By: _____ Date: _____
Assistant City Attorney

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

03 - 11 - 007

• Others

Type of Permit: Development Rights Date issued: 11/07/85 Expiration Date: future commitment until expired without

Acreage: 176 Acres

(Note: Two maps of the area must be provided)

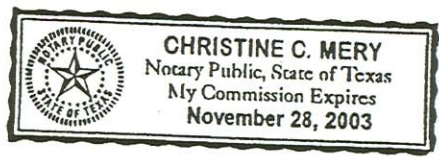
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I hereby certify that all information on this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: William T. Ellis, S.V.P. Signature: [Signature] Date: 10/16/02
Concord Corporation

Sworn to and subscribed before me by on this 16th day of October 2002 to certify which witness by hand and seal of office.

[Signature]



Notary Public, State of Texas, My Commission expires: Nov. 28, 2003

City of San Antonio use

☐ Approved

☐ Disapproved

Review By: _____ Date: _____
Assistant City Attorney

City needs applicant to state the exact result this project is to bring about before the City can properly process this application



CITY OF SAN ANTONIO

February 22, 2001

Mr. Brice Moczygemba, P.E.

Pape-Dawson Engineering, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Villages of Sonterra

POADP # 698

Dear Mr. Moczygemba:

The City Staff Development Review Committee has reviewed Villages of Sonterra Subdivision Preliminary Overall Area Development Plan # 698. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning
EM/MH. Jr.

cc: Bob Opitz, P.E., Public Works



City of San Antonio
New
Vested Rights Permit
APPLICATION

RECEIVED

02 OCT 18 PM 3:34

LAND DEVELOPMENT
SERVICES DIVISION

Permit File: # _____
Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formally POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Concord Corporation
2. Address: 800 E. Sonterra, Suite 180, San Antonio, TX
3. Zip: 78258 Telephone # (210) 822-8600
4. Site location or address 29 Acre Tract NE of the E. Sonterra and Ronald Reagan Dr. intersection
5. Council District 9 ETJ Over Edward's Aquifer Recharge ☒ yes () no

● **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

CONCORD CORPORATION
800 EAST SONTERRA BLVD.
SUITE 180
SAN ANTONIO, TEXAS 78258

FROST NATIONAL BANK
100 W. HOUSTON STREET
SAN ANTONIO, TEXAS 78205

Date
10/16/2002

Check No.
003568

Check Amount
160.00

One Hundred Sixty AND 00/100 Dollars

CITY OF SAN ANTONIO

P.O. BOX 2910
SAN ANTONIO, TX 78299-2910

Judith L. Kerr
Jarrod M. Rachmiller

003568 1114000093 01 0195111



CITY OF SAN ANTONIO

ANDREW MARTIN

City Attorney

Office of the City Attorney

Voice: (210) 207-8940

Fax: (210) 207-4004

P. O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

December 26, 2002

J. Russell Davis

DAVIS, CEDILLO & MENDOZA, Inc.

755 East Mulberry, Suite 500

San Antonio, Texas 78212-3149

Re: Vested Rights Permit Application No. 03-11-007

Dear Mr. Davis:

It is the opinion of this office that the project for which Development Rights Permit No. 351 was issued on November 7, 1985 still enjoys the rights granted by that permit, and that no further determination of such rights is necessary for that project.

Please note that this opinion should not be used as the basis for future determinations of vested rights.

Sincerely,

ANDREW MARTIN

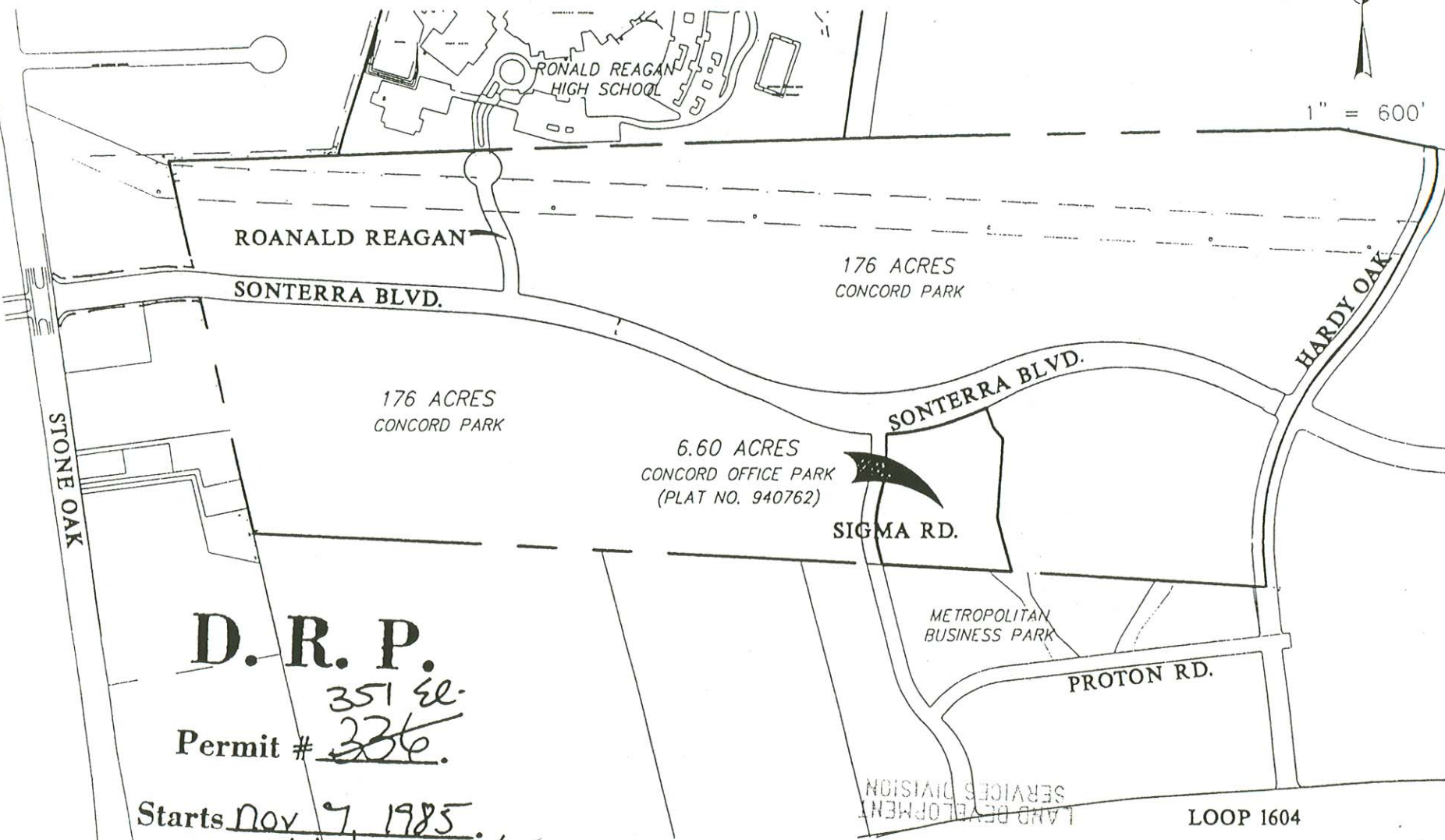
City Attorney

AFM:TES

*Talked to 41015 Acres
Bill Wood and the 7.5 ac
platted (containing) Sonterra Made /
Project is OK but Part
the rest of the 175 ac ±
is subject to review.
JRM
1-30-04*



1" = 600'



D. R. P.
351 El.
Permit # 336.

Starts Nov 7, 1985
until expired w/o
Expires future commitment
Issued by: EL

CONCORD PARK
DEVELOPMENT RIGHTS PERMIT

02 OCT 28 PM 3:04

PAPE-DAWSON **pal** **ENGINEERS**
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78216
555 EAST RAMSEY
210-375-9010

-351
3360
City of San Antonio
Development Rights Permit Application

Permit File # 3360

assigned by city staff

All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.

1. Owner/Agent Concord Corporation Suite 303
2. Address 200 Concord Plaza Drive, San Antonio, TX
3. Zip: 78216 Telephone # 210/822-8600
4. Site location or address Sigma Road at Sonterra Boulevard
5. Council District ETJ No Over Edward's Aquifer Recharge (✓) yes () no

Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, POADP, plat application, approved plat, building permit or evidence of development infrastructure cost).

POADP's* accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name _____ # _____
Date Accepted: _____ Expiration Date: _____
POADP Size _____ acres (if applicable, list plats representing 8% of POADP area on the backside of this application.) _____ % of area plat approved/developed _____ %
Infrastructure cost incurred \$ _____ (Note: for POADP's <1000ac, cost incurred must be at least \$500,000 and for areas >1000ac, expenditures must be at least \$1,000,000. In addition, use of this section will require that this form be notarized).

Note: 8% of POADP area must be plat approved or infrastructure cost incurred must exceed amount designated by code or 50% of POADP must be platted/developed to maintain permit rights.

Plat Application

Plat Name: The Villages of Sonterra Plat # 10 Acreage 6.60
Date submitted: 07/27/98 Expiration Date: 01/26/00
(Note: Plat must be approved within 18 months of application submittal date).

Approved Plat

Plat Name: _____ Plat # _____ Acreage _____ Approval Date: _____
Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____
(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

Others

Type of Permit # _____ Date issued: _____ Expiration Date: _____ Acreage: _____
(Note: Two maps of the area must be provided).

*Development Rights based on cost incurred must have this document notarized – all others may sign and date this form.

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that this Application and the attached documents are true and correct. Print Name: William T. Ellis, Sr. V.P.
Signature: [Signature] Date: 2/15/99
Sworn to and subscribed before me by William T. Ellis on this 16th day of February, 1999
to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: November 28, 1999



April 8, 1999

Ms. Elizabeth Carol
Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Concord Park 176-Acres

Dear Ms. Carol:

I am writing in regards to the Development Rights Permits for the above referenced tract. As seen in the attached letter from the San Antonio Water System (Santa G. Rivas), this tract, being situated within the Centre Park tract, is being serviced by a sewer service contract through City Ordinance No. 61797 (attached). As seen in paragraph 4 of the SAWS letter, the contract has expired but SAWS shall continue to recognize and administer the 281-300 and 281-76 joint ventures developmental rights.

We request that you approve this Development Rights Permit.

Thank you for your time and consideration in this matter.

Sincerely,
Pape-Dawson Engineers, Inc.

John-Mark Matkin, E.I.T.
Assistant Project Manager

Attachment

4089\04\WORD\LETTER\990408A1

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

99 APR -9 PM 2:41

RECEIVED

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com



San Antonio Water System

March 17, 1999

Brice Moczygemba, P.E.
Hallenberger Engineering, L.C.
11322 Sir Winston
San Antonio, Texas 78216

RE: CONTRACT ASSIGNMENT REQUIREMENTS FOR THE VILLAGES @ SONTERRA, UNIT-10 (PAT #940781, MADE UP OF 6.603 ACRES" LOCATED NORTHWEST OF LOOP 1604 & U.S. HIGHWAY 281 NORTH, WITHIN THE 373 ACRE CENTRE PARK TRACT (MUD CREEK TRACT #11), IN BEXAR COUNTY, TEXAS.

Dear Mr. Moczygemba:

Please be advised that the property for which you are requesting sanitary sewer service is situated within the San Antonio Water System's Outer Service Area (OSA) and lies within the Upper Salado Creek Basin.

This property is situated within the Centre Park Tract, which was being serviced by a sewer service contract, through **City Ordinance #61797**, which was passed and approved on November 7, 1985 for a term of ten (10) years. The original sewer service contract expired on November 7, 1995 (original sewer service contract between the City of San Antonio and **281-300 and 281-76 Joint Venture (original Developer)**).

281-300 and 281-76 Joint Venture (the original Developer), participated in the construction of the Mud Creek Outfall project. Therefore, the 6.603 acre tract (portion of the original 373 acres) has vested capacity rights (portion 2.99 MGD Peak Flows of total vested capacity rights -or- 2,990,000 GPD of Peak Flows, which equates to 10.688 EDUs per acre. Therefore, as per the participation agreement. Such portion of vested **capacity rights for the 6.603 acre tract amounts to a maximum of 70.57 EDUs (approximately 10.688 EDUs per acre)**.

The original contract has now expired, however, the San Antonio Water System will continue to recognize and administer the 281-300 and 281-76 Joint Venture's (original Developer) developmental rights through the assignment process. These developmental rights, such as vested capacity rights and sewer impact fee credits (if any), which were earned by the original Developer for participating in the construction of the Mud Creek offsite.

Additional on-site and/or off-site sanitary sewer main extensions, lift stations and force main systems, right-of-way acquisitions, and private sewer service lateral(s) required to service the property shall be at the developer's cost along with payment of the applicable sewer impact fees for properties within the SAWS's Outer Service Area (OSA).

The cost of all on-site and/or off-site sewerage systems required to provide sewer service to the property shall be borne by the Developer and all on-site and/or off-site sewerage systems shall be dedicated to the SAWS for ownership and maintenance.

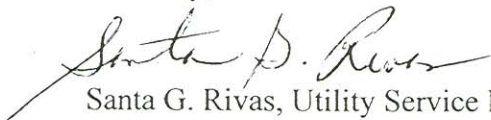
If the reference tract is being developed by other than the original developer, then two original sanitary sewer service contract assignment documents, fully executed by the two parties, must be submitted for SAWS approval, prior to plat approval/recordation.

In order to obtain approval from the System, the following information shall also be submitted:

- Copy of original sewer service contract (to be provided by this office)
- Two original sewer services contract assignment documents, fully executed and notarized by the assignor and the assignee (*Drafts may be submitted to obtain approval of the format.*)
- Trail of ownership chart (see sample enclosed)
- Necessary documentation, including but not limited to: subsequent sewer service contract assignments, recorded special warranty deeds (original developer to new developer), which show that the assignment under consideration has the legal right to the sewer service capacity or a portion thereof established in the original sewer contract.
- Two sets of field notes (project tract)
- Two letter size drawings (project tract showing the breakdown of property ownership, as per the recorded warranty deeds)
- Preliminary Engineering Report (proposed land use, to be within the vested rights)
- Water commitment letter from corresponding agency

Should the Developer desire that the contract assignment process begins and/or if there are any questions regarding information required by Development Engineering, please calls me at (210) 704-7185 or fax (210) 704-7028. Any questions regarding information required by the SAWS's Legal Department should be directed to Shelly Fox, Paralegal, at (210) 704-7248.

Sincerely,



Santa G. Rivas, Utility Service Rep. III
Development Engineering Division
Infrastructure Planning

CC: Jose R. Limon, Administrator-Infrastructure Planning
Claudia Luna, Engineer-Development Engineering Division
Plat File
File

WTA:lmc
10/5/85

Post-It Fax Note	7671	Date	3/31/85	# of pages	22
To	John Mark	From	Santa River		
Co./Dept.	PD	Co.	SAWS		
Phone #	325 9000	Phone #	704-7185		
Fax #	775 9010	Fax #	704-7028		

AN ORDINANCE 61797

AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS
FOR SEWER SERVICE WITH SIX DEVELOPERS IN THE
UPPER SALADO WATERSHED.

WHEREAS, several developers have plans to develop certain tracts of land in the Upper Salado Watershed, such tracts being located outside the City limits and outside the Regional Agent Boundary and the City's sewer service area; NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager is hereby authorized to execute sewer service contracts with each of the following developers for service to their respective tracts referenced below:

1. Indian Springs Ranch, Ltd., a Texas Limited Partnership, acting by and through Mike J. Claypool, for a 1754.32 acre tract located at U.S. Hwy 281, four (4) miles north of Loop 1604;
- ✓ 2. 281-300 and 281-76 Joint Venture, acting by and through Randy R. Dym, for its 373.0 acre Centre Park tract located on the westside of U.S. Hwy 281, north of Loop 1604;

10,688 Edus/Acre
if Pro Rated

2.99MG
Peak Flow
3986.666
EDUs
3. Nash Phillips/Copus, Inc.,/Denton Development Company, acting by and through Tom Stafford and Cone J. Wells, for a 4035.6419 acre tract located near Bulverde Road and Evans Road;
4. Mike Claypool and Rick Leeper for a 237.54 acre tract located at U.S. Hwy. 281 North and Bulverde Road;
5. John L. Santikos for a 663.260 acre tract located near Bulverde Road and U.S. Hwy 281 North; and
6. F&W, Limited, acting by and through Danny F. Welch, for its 2000 acre Canyon Springs Ranch tract located at U.S. Hwy 281, North, four (4) miles North of Loop 1604.

SECTION 2. A copy of each contract is attached hereto and incorporated herein.

PASSED AND APPROVED this 7th day of November, 1985.

Henry Cisneros
M A Y O R

ATTEST: *Anna S. Rodriguez*
CITY CLERK

APPROVED AS TO FORM:

John P. Williamson
CITY ATTORNEY

STATE OF TEXAS X

COUNTY OF BEXAR X

2.99 MGD - Peak Flows
= 3,986,667 EDUs for
the 373 Acre Tract
or 10.688 EDUs/Acre
if prorated

This Contract, entered into by and between the City of San Antonio, a Texas Municipal Corporation, acting by and through its City Manager pursuant to Ordinance No. **61797** hereinafter called City, and ~~PARAGON PROPERTIES~~, hereinafter called "Developer", Witnesseth:
281-300 AND 281-76 JOINT VENTURES **RED**

Whereas, the Developer plans to develop an approximate 373.0 acre tract of land located outside the City's Regional Agent Boundary, such tract being shown on the map attached hereto as Attachment 1, and described by metes and bounds in Attachment 2, hereinafter called "tract"; and

Whereas, it is in the public interest for wastewater generated from the tract to be treated by the City; and

Whereas, the present terms and conditions of this Contract are SUBJECT TO amendment when, and if, the Director of the Department of Wastewater Management (the Director) determines that these terms and conditions are in conflict with a new comprehensive sanitary sewer policy (the Policy) which is presently under study and which may be formally adopted by the City Council for supplying sewer service to the Upper Salado Watershed located outside the City's Regional Agent Boundary.

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

I. DEFINITIONS

- A. Code. City Code of the City of San Antonio, Texas and amendments thereto.
- B. Designated Regional Agent Boundary. By the authority of the Texas Water Quality Board Order No. 72-0120-11 passed and approved on January 20, 1972, as amended and as may be amended, the City of San Antonio was designated as the responsible governmental agency to construct, operate, and maintain sewerage systems within a defined geographic Regional Agent Boundary area approximating 360 square miles.
- C. Developer. Owner of the Project, his subsequent purchasers, successors, and/or assigns.
- D. Project or tract. CENTRE PARK, a 373.0 acre tract generally located on the west side of U.S. 281 north of F.M. 1604.
- E. Off-site. Any structure, facility, equipment, or installation, the purpose and function of which is to receive wastewater from the Project's internal collection system and to transport, treat, and ultimately discharge that wastewater to a receiving stream at a permanent location as determined by City policy. All systems between the on-site system and the receiving stream, and the on-site systems other than properly sized gravity lines, shall be considered temporary facilities until such system(s) are determined by the Director to be an integral part of the City's regional sewerage system. Examples of off-site facilities include, but are not limited to the following: pump, truck, haul and treat operations; temporary treatment plants; lift station and force main systems; gravity flow mains; permanent regional wastewater plants and supporting facilities and improvements or approved modifications to existing facilities, such improvements or approved modifications as more fully defined in Section I, I. Unless otherwise specified in writing by the Director of the Department of Wastewater Management, the City Code and its amendments shall govern the design and construction of the off-site facilities.
- F. On-site. Any structure, facility, equipment, or installation that collects and transports wastewater generated from within the Project to the off-site system at a designated point. The City Code and its amendments shall govern the design and construction of the on-site facilities. On-site public sewage facilities must be

located in adequately sized, and appropriately dedicated public right-of-way in accordance with applicable sections of the City Subdivisions Code Regulations.

- G. Project Master Plan. A document submitted by the Developer to the Director of the Department of Wastewater Management that includes, but is not limited to the following: the overall project boundaries, phases of development, schedule of development phases, projection of wastewater flows anticipated to be generated at each development phase; detailed descriptions of sewerage facilities (off-site and on-site) projected to be built during each development phase.
- H. SAWPAC Study. A presently ongoing study by the Department of Wastewater Management of alternative schemes or methods the City of San Antonio can implement to provide sanitary sewer service to the Upper Salado Watershed outside the existing Regional Agent Boundary.
- I. Improvements or Approved Modifications. Improvements or approved modifications to existing facilities that are determined by the Director of the Department of Wastewater Management to be required in order to accommodate the flows generated by the Project.

II. GENERAL TERMS AND CONDITIONS

The Parties hereto agree to the following general terms and conditions:

- A. The Developer hereby agrees to submit to the Director of the Department of Wastewater Management a Project Master Plan and an Engineering Report (Attachment #3 hereto, as may be amended) as a condition precedent to receiving plat approval for recordation and initial sewer service. It is expressly understood and agreed by the Developer that this initial Master Plan and Engineering Report, along with subsequent amendments and revisions to same should they occur, are included instruments to this Contract and are binding upon the Developer for the purpose of demonstrating to the Director of the Department of Wastewater Management proposed and actual land uses and the resulting sewage flows reasonably expected to be generated from such land uses. Developer further agrees to modify the Plan as may be reasonably required by the Director of the Department of Wastewater Management and to provide the Director of the Department of Wastewater Management with subsequent updated revisions of the Plan and/or Engineering Report made independently by Developer.

- B. The Director of the Department of Wastewater Management, or his designated representative, hereby agrees to forward to Developer upon his request, a copy of the final draft report containing the Upper Salado Watershed Study and related policy issues prior to same being formally acted upon by the Planning Commission of the City of San Antonio. Further, City representatives shall provide Developer upon his request, any subsequently revised draft proposals and a copy of the final Upper Salado Watershed Study and related policies as formally adopted by the San Antonio City Council.
- C. Any Development within the Project shall be in accordance with Chapters 36 (with the specific exception of Item A (4) of Chapter 36-35, "Extension for Developer Customer") and Article VI of Chapter 42 of the City Code and any revisions thereto as that Article specifically relates to land use, occupancy and resulting wastewater flows. (This section does not place the land within project under the jurisdiction of the City's zoning authority; such jurisdictional authority shall only be acquired upon annexation.) It is the intent of the parties hereto that these Chapters of the City Code, read together with the specific provisions of this Contract, are meant to be cumulative in effect and application. However, in the event of a conflict in effect and/or application, the parties agree that the Contract terms and Attachment #4, Flow Rate Table shall prevail over the City Code Chapter provisions. (The Flow Rate Table establishes the highest flow per category of use to be required by the City. Such rates of flow may be lowered upon the approval of the Director or his designated representative.)
- D. In the event that the appropriate regulatory agency(ies) will allow short term interim sewer services to the Project while permanent off-site facilities are being put into operation, the Developer shall be responsible to provide for interim temporary sanitary sewer pump, truck, haul and treat operations in accordance with the applicable rules and regulations of the Texas Water Development Board as amended or as may be amended.

The Developer shall supply a suitable performance guarantee approved by the Director of the Department of Wastewater Management covering the cost of temporary pump, truck, haul and treat operations for a twelve (12) month period or any portion thereof should the Developer or his agent fail to provide acceptable service.

In the event the City has the necessary and available manpower and equipment resources to provide this temporary service, the City may supply the temporary pump, truck, haul and treat operations as set out herein. In the event the City does supply such service, upon the request of Developer

and with prior approval by the appropriate regulatory agency(ies), and in accordance with the rules and regulations of the applicable Edwards Board Order as amended or as may be amended, the rate of compensation shall be reflective of the cost of supplying such service to the Developer as determined by the Director of the Department of Wastewater Management. The conditions upon which the service shall be provided to Developer are the following:

1. The flows generated by the Project shall not exceed a maximum daily average of 10,000 gallons per day, or a maximum peak hourly flow rate of 7.0 gallons per minute.
 2. In no event shall such pump, truck, haul and treat operation exceed the service period of 12 months from the inception of the service.
 3. The Developer must, as a further condition to receiving this service, provide and maintain at his expense, adequate holding tank facility(ies) and all-weather access site(s) approved by the Director of the Department of Wastewater Management or his designated representative.
 4. Timely payment of the then current monthly service charge for pump, truck, haul and treat operations in accordance with a schedule to be determined by the Director of the Department of Wastewater Management.
- E. All initial platting fees shall be paid by the Developer in accordance with the following criteria and shall be a condition precedent for the recordation of each approved plat in the Plat and Deed Records of Bexar County.

The platting fee shall consist of two components. The first is a fixed collection fee for each platted acre. The Developer must develop a minimum of sixty (60) acres of land, or pay an amount equivalent to sixty (60) acres of fixed collection fee. The second is a charge for the projected daily volume of sewage generated by the uses for which the property shall be platted. The volume will be based upon the average flow per acre per day for various land uses as shown in Attachment #4 Flow Rate Table. The Developer must pay a minimum charge for the second component equivalent to 50,000 gallons projected daily volume.

The initial fees for platting in the Project shall be as follows:

1. The fixed collection fee component shall be not less than \$ 900 per platted acre; and

2. The volume fee component shall be not less than \$2.00 per gallon per platted acre.

- F. It is hereby understood by Developer and City that a rebate or credit shall be provided to Developer by the City if the fees adopted by the SAWPAC policy are priced lower than those originally paid to City in accordance with Paragraph E, above. Developer and City hereby agree to negotiate the format for that rebate or credit should it become necessary. The above notwithstanding, until such Policy is adopted, these platting fees are subject to any amendments, updates and revisions adopted by formal City Council action.

III. RIGHT OF WAY

A. Right-of-way (Gravity or Pressure Mains and Related Facilities)

If an existing public right-of-way cannot be used for the placement of the off-site sewer facilities, Developer shall provide at Developer's cost at least a sixteen foot (16') wide right-of-way or easement for the off-site system facilities together with a temporary twenty five foot (25') wide temporary construction easement, and shall either dedicate and convey or cause to be dedicated and conveyed the right-of-way or easement to the City or shall grant unto the City by appropriate instruments the right to construct and maintain within said right-of-way or easement any wastewater facilities the City may desire to place therein or on, with said grants to be made to the City by Developer prior to any construction of the off-site system. On-site lines shall be located in adequate public right-of-way or easements in accordance with applicable sections of the City Subdivision Regulations.

B. Right-of-way (Lift Stations)

Developer shall provide suitable amounts of real property or easements at Developer's cost and shall execute instruments conveying appropriate easements to the City at the location(s) of any wastewater lift station which may be constructed as part of both the on-site system or the off-site system, with the size of such site(s) being within the reasonable discretion of the City's Director of the Department of Wastewater Management. The Developer shall further provide suitable all-weather access to such site(s) for heavy equipment as well as provide suitable electric service to such sites, all as approved by, and at no cost, to the City.

Suitable all-weather access is achieved by incorporating construction materials and dimensions which equal or conform, at a minimum, to that specified for residential alleys in "Exhibit A", of Chapter 36 of the City Code.

City may approve, when requested by Developer, an alternate type of surface treatment for each site(s) as it deems necessary to satisfy access requirements.

Legal instruments to include metes and bounds description and a survey plat, conveying appropriate easement interests to the City for such sites and access right-of-way thereto shall contain reversionary clause that, on the abandonment of such sites and access by the City, as evidenced by certification of abandonment by the City's Director of the Department of Wastewater Management, title reverts to Developer. Developer shall submit to the City for the City's approval, the proposed location of any proposed lift station or treatment plant installation as well as all engineering data pertaining thereto, as the City's Director of the Department of Wastewater Management, or his designated representative deems necessary. Following review by the City, approval or disapproval of proposed location will be given the Developer in writing by the City's Director of the Department of Wastewater Management whose decision is final. It is expressly understood by the Developer that any site or sites must be above either the twenty five (25) year ultimate development flood plain elevation or the one hundred (100) year flood plain base elevation (as defined by City Ordinance No. 48700 as amended or as may be amended) whichever is the most stringent, to be eligible for consideration.

C. Acquisition

If the City determines that it is both necessary and in the City's best interest, to acquire any portion of said right-of-way for lines or lift stations, the City may exercise its powers of eminent domain, where the City has the jurisdiction to so exercise. The Developer shall pay non-City staff costs in connection therewith including independent appraisal fees, expert witness fees, if required, and the amount of Commissioners' or Jury award and court costs.

IV. SANITARY SEWER MAINS, LIFT STATIONS AND TEMPORARY TREATMENT PLANT

A. Main-Sizing, Grade and Elevation

Developer shall prepare an engineering report covering the on-site and off-site sewer systems to be constructed to serve the tract including adequate provisions of right-of-way, to ultimately connect the Project to permanent

off-site wastewater transportation and treatment facilities which are a part of the City's Regional Wastewater Transportation and Treatment System.

City shall review such report and make a determination as to its total adequacy and suitability. City approval in all respects as to system location, size, and grade and invert elevation is a condition precedent to any further obligation of the City.

B. Oversizing

City shall have the right to require the oversizing of both the on-site and the off-site facilities, and shall so notify the Developer in writing at the time of approval by the City of the Preliminary Engineering Report. Such oversizing on the part of the City shall be in accordance with the applicable sections of Chapter 36, City of San Antonio Subdivision Regulations.

Should the City elect to oversize any part of the on-site and/or off-site systems, the City is to be responsible to the Developer for the difference in costs of construction of the size desired by the City and that which the Developer is being required to construct to service his Project. The construction cost for City required oversizing is to be ascertained and agreed to by the City and Developer and reviewed by the Planning Commission prior to any construction of the on-site and/or off-site systems.

Should Developer desire to have capacity in the system in excess of that required by Developer, then Developer shall have the right, with City's prior approval, to oversize any line at Developer's cost. Such additional capacity shall be agreed upon by Developer and City's Director of the the Department of Wastewater Management in writing prior to any construction of oversize lines.

C. Ownership and Operation

Developer shall dedicate, grant and convey all right, title and interest of the Developer in both the realty and personalty associated with the on-site and the off-site systems to the City upon their completion and acceptance by the City. City shall thereafter own, operate, and maintain said systems.

D. Capacity

1. The average daily flows for platting fees determination shall be based on the Flow Rate Table. (Attachment #4).

The sewer main size and the treatment system shall be designed on the criteria of twelve (12) persons per net

acre developed and flows of 250 gallons per person per day or as determined by the Director of the Department Wastewater Management or his designated representative.

2. Proposed land uses shall be indicated on the Developer's Project Master Plan at the time of plat approval and shall be periodically updated by Developer as further provided for in Section II.A. above herein.
3. The Director of the Department of Wastewater Management or his designated representative, shall evaluate the Developer's projected maximum capacity needs and make a final determination of the maximum allowable capacity flows prior to any plat approval.
4. The City shall maintain accurate records regarding the Developer's capacity rights in the off-site system, and in the event the Developer exceeds those rights as a result of any subsequent platting or replatting of tract properties, the City shall have the right to either deny plat approvals or refuse to accept flows into the San Antonio Regional Wastewater Transportation and Treatment System that are in excess of the capacity rights reserved to the Developer.
5. The above notwithstanding, prior to the time that the Developer recoups all eligible off-site construction costs through the credit format outlined in Section VI herein below, the City is hereby granted the qualified and conditional right to connect non-Project wastewater flows to either Developer's on-site and/or off-site systems, whether or not such systems were oversized by City but only pursuant to the following requirements:
 - (a) Upon request by Developer's engineering representative, City's Director of the Department of Wastewater Management, or his representative, employing sound engineering principles and practices, shall demonstrate to Developer's engineering representatives in writing prior to proposed use of Project designated capacity (distinguished from City oversized capacity reserved to City) for connection of non-Project flows, that the potentially impacted project on-site and/or off-site systems then contain available, unused, excess, or reserve capacities that could temporarily accommodate limited projected non-Project wastewater flows. City's report will also contain a detailed description and schedule whereby non-Project wastewater flows are projected to be accommodated through new sewer main installations or other forms of relief. Developer's

engineering representative shall be afforded the right to submit a written response to the proposal and City will incorporate appropriate portions of same into any engineering decision or report of the Director which would precede any proposed agreement on the part of the City to allow non-Projected flows to temporarily utilize designated Project capacity.

- (b) The City hereby acknowledges that it must afford the Developer this protection in order to preserve the designated Project capacity in both the original on-site and off-site systems in order that Developer can achieve reasonable, full, timely and complete platted development of the Project and meet any contractual obligations Developer might have with others.

It is expressly understood by the parties hereto that upon Developer's recoupment of all eligible off-site construction costs through the credit format outlined in Section VI herein below, the City shall own all permanent off-site facilities and all capacity therein but City shall continue to service the Project by recognizing designated project capacity and actual Project flows. The Developer shall not be denied plat approvals solely on the basis that the remaining designated project capacity is insufficient to accommodate the flows of the anticipated plat and that such insufficiency in the remaining designated project capacity is the result of the City connecting flows to the permanent off-site and/or on-site system generated by non-Project wastewater generators.

E. Sewer Lift Station and Pressure Mains

1. It is expressly recognized that the tract may be situated in more than one drainage sub-basin and that the Developer may seek approval to install on-site and/or off-site pressure main and lift station systems to serve the tract subject to prior approval by the Director of the Department of Wastewater Management. Should Developer so elect, and the City so concur, all systems shall be designed and constructed at Developer's total expense and at no cost to the City. The Developer may have the option of constructing gravity off-site lines so as to develop preferred gravity flows and eliminate the necessity for the pressure mains and lift stations, subject to prior approval by the City of all design, plans and construction of such systems.

2. In the event that prerequisite approvals to install on-site and/or off-site pressure main and lift station systems are secured by Developer the Developer shall establish a fund as approved by the City Attorney and the Director of Finance for each lift station and force main system constructed to serve any property within this tract. The creation and approval of said fund shall be a condition precedent for approval by the City, of the plat of the properties for which the lift station and force main system shall be constructed to serve. This fund shall guarantee the payment of a minimum annual fee of \$4,600.00 to the City of San Antonio for each lift station constructed to serve property within said tract for a period of ten (10) years following the post-construction acceptance date of each lift station. This minimum annual fee may be adjusted in the event that the City formally adopts a new lift station operation and maintenance fee schedule.
3. The minimum annual fee of \$4,600.00 may be waived by the Director of the Department of Wastewater Management within 30 days after a written request by the Developer when an off-site lift station, in close proximity to the Project boundary, is constructed to facilitate transportation of Project flows to other City-designated off-site facilities in lieu of constructing a temporary package treatment plant to individually serve the Project.

V. MONTHLY SERVICE FEES, WATER PURVEYOR CONTRACT, INDUSTRIAL WASTES

A. Cost of Treatment

Upon completion of the on-site and off-site systems, the City shall be reimbursed monthly for the treatment and disposal of all flows generated by the Project in accordance with the following requirements:

1. Water Service By City Water Board

In the event water service to a subdivision plat within the tract is provided by the City Water Board of the City of San Antonio, the amount of the monthly sanitary sewer service fees for the collection and treatment of wastewater will be those charged to the various customer classifications as set by City ordinances, with collection thereof being the responsibility of the City and its Water Board.

2. Water Service By Other Than City Water Board

In the event water service to a subdivision plat within the tract is not provided by the City Water Board of the City of San Antonio, the amount of the monthly sanitary sewer service fees for the collection and treatment of the wastewater will be those charged to the various customer classifications as set by City ordinances, with the billing and collection thereof on behalf of the City of San Antonio being the responsibility of the water purveyor. In order to facilitate this arrangement, Developer is required to insert into any service agreement with whatever water purveyor is to supply water services to a subdivision plat within the tract, a provision requiring said water purveyor to enter into a Contract with the City of San Antonio to bill and collect the City's monthly sanitary sewer service fees and transmit said fees to the City all in accordance with a standard City-water purveyor contract. Pursuant, to the City-water purveyor contract terms, the water purveyor shall advise all sanitary sewer service customers that delinquent non-payment of any of the City's sewer fees will call for possible termination of water service in the event that all Administrative remedies of appeal set forth in the City's Sewer User Ordinance No. 60600 , as may be amended, are either exhausted or waived by customer. The City of San Antonio shall not be obligated to approve any plat within the Developer's tract unless and until the water purveyor has executed a contract with the City to provide sanitary sewer service billing and collection services.

B. Enforcement of Industrial Waste Ordinance

The Developer shall cause to be recorded in the deed and plat records of Bexar County a restrictive covenant covering the entire tract. This restrictive covenant shall run with the land in the tract herein described. Such covenant shall contain language expressly granting to the City of San Antonio the right, should the City so elect, to enforce or otherwise pursue to the extent provided at law or in equity, the provisions of the City of San Antonio's Industrial Waste Ordinance, Ordinance No. 57214 as amended or as may be amended, (codified as Chapter 33A of the City Code). The City's rights shall include, to the extent provided at law or in equity, the right of inspection, sampling and monitoring of the collection system to assure Ordinance compliance. Recordation of the covenant shall be a condition precedent for the City's approval of any plats within said tract. The covenant shall be in substantially the same form as the covenant attached hereto and incorporated herein as Attachment 5.

VI. CREDITS

- A. Developer may choose to construct off-site sewer lines and facilities to accelerate extension of sanitary sewer service to the tract. Should the Developer so elect, all such systems shall be designed and constructed at Developer's cost and in accordance with other appropriate sections of this Contract. Developer expressly recognizes and understands that should he construct such off-site lines and facilities, they may not be ultimately considered by the Director of the Department of Wastewater Management as an integral part of the permanent wastewater transportation and treatment system for the Upper Salado Watershed.

In the event that the Director of the Department of Wastewater Management rules that a properly sized, gravity flow off-site line or facility constructed by Developer is a permanent integral part of the wastewater transportation and treatment system for the Upper Salado Watershed, payment of the fixed collection fee component of the platting fees by Developer for further development of this Project in the Upper Salado Watershed shall be offset by credit(s) to the Developer on a per acre basis as established by the Director of the Department of Wastewater Management. The City shall establish a fixed collection platting fee component credit account in the Developer's name to reimburse Developer for "as built" construction costs(engineering costs excluded) paid by Developer to a completing contractor for construction of properly sized, permanent off-site gravity flow lines and facilities.

Such credit account shall set out the number of acres which the Developer shall be allowed to plat without the requirement to pay the fixed collection fee component of the platting fee. Such acreage amount shall be determined by dividing the "as built" construction costs by the amount of the collection fee component of the platting fee which is current at the time the "as built" construction costs are determined. In the event the number of acres credited to the Developer is greater than the acres platted within the Developer's project then the Developer may use such credit towards any other project within the Upper Salado Watershed where permanent off-site sewer service is available.

In addition to any credit granted to Developer as set forth above:

- B. Should the minimal collection fee amount paid by Developer based upon Section II.E.1. herein, be higher than the fixed fee component times the number of acres actually platted in the project, the Developer will be eligible for a credit upon the approval of the Director of the Department of

Wastewater Management, equal to the difference in these two amounts. Such credit shall only be applied to additional property platted by the Developer, which is situated outside the Regional Agent Boundary and both within the Upper Salado Watershed and within the Project, as such Project and Watershed are used and defined in this Contract.

- C. In the event the minimum charge paid by Developer for projected daily volume in accordance with Section II.E.2. herein, is higher than the amount of the fee component times the actual daily volume flow generated by the project, upon the approval of the Director of the Department of Wastewater Management, the Developer will be eligible for a credit equal to the difference between these two amounts. Such credit shall also only be applied to additional property platted by the Developer outside the Regional Agent Boundary and both within the Upper Salado Watershed and within the Project, as such Project and Watershed are used and defined in this Contract.

VII. DESIGN AND CONSTRUCTION PROCEDURES

A. Design and Construction

All design, as well as construction of on-site and off-site sewerage facilities shall be, as a minimum, in accordance with any and all requirements pertaining to wastewater collection and treatment set forth by the City, County of Bexar, State of Texas and any agency or departments thereof having regulatory authority, such as but not limited to the Texas Department of Water Resources and Texas Department of Health. Additionally, all facilities shall be constructed under the inspection of the City, and until written notice of approval of their construction by the City's Director of the Department of Wastewater Management, no flows therein shall be accepted by the City for treatment.

- B. The Developer shall be responsible to pay for all costs associated with the design, right-of-way acquisition, materials, and construction of wastewater treatment plant effluent transportation pipelines, if any, and related appurtenances, if any, at the point of actual discharge to the receiving stream.

C. Award of Construction Contracts By Developer

When the Developer anticipates receiving "credit" from the City for as-built construction costs expended by the Developer to build permanent off-site facilities pursuant to Section VI.A above and when the City elects to financially participate in the oversizing of off-site facilities to be constructed by Developer or his agent, Developer agrees to publicly advertise, award, and construct all portions of

these off-site system(s) addressed in this agreement. The public advertisement and award of these construction contracts by the Developer shall be as approved by the City and generally in accordance with the State's public competitive bidding statutes governing award and construction of City projects.

VIII. CITY'S OBLIGATION OF PERFORMANCE CONDITIONED

The obligations of the City herein to render services for the acceptance and treatment of wastewater from the tract is conditioned upon present rules, regulations, and statutes of the United States of America and the State of Texas and any court orders that directly affect either the City's Regional Wastewater Transportation and Treatment System or the Project's sanitary sewer collection system. Developer recognizes and acknowledges that if the rules, regulations, and statutes of the United States of America and/or State of Texas that are in effect upon the execution date of the Contract are ever revised or amended to such an extent that the City may be incapable of or prevented from transporting and/or treating the Project's wastewater then no liability of any nature is to be imposed upon the City resulting from a City compliance with such legal or regulatory mandates resulting in the City's inability, refusal or failure to provide transportation and/or treatment of the wastewater generated by the Project due to the above described final actions which are beyond the City's control. The City agrees that it will use its best efforts to prevent the enactment or adoption of such provisions or amendments or the imposition of such Court orders. Nothing herein contained is intended to, or shall create a right in any such state or federal court or agency to enact, adopt, or impose such requirements upon the City to the disadvantage of the Developer. Further, in the event that an administrative or judicial proceeding is commenced either by or against the City concerning the right of the City to perform its obligations hereunder, the City shall move for the joinder of the Developer as a party thereto.

The above notwithstanding, the Developer specifically recognizes that the City is currently being sued by both the State of Texas and the San Antonio River Authority. Such cases are styled State of Texas vs. City of San Antonio, 85-CI3806, and San Antonio River Authority vs. City of San Antonio, 85-CI-03677.

Developer specifically recognizes that any obligations of the City set out in this Contract are subject to the court's holdings in the above referenced lawsuits.

IX. PRIVATE JOINT VENTURE AGREEMENTS

In the event the Developer enters into a Private Joint Venture Agreement covering the costs for supplying sewer service to said tract, the Developer hereby agrees to send a copy of such agreement to the attention of the Director of the Department of Wastewater Management. However, the City shall not be obligated under this Contract to monitor the proper disbursement of credits between the parties to said Private Joint Venture Agreement.

X. ASSIGNMENT

No assignment of this Contract in whole or in part shall be made by the Developer without prior written approval by the City in accordance with the following procedure:

- A. Developer shall notify in writing the City's Director of the Department of Wastewater Management evidencing the purpose, intent, terms and effects of the proposed assignment. Developer shall provide the City's Director of the Department of Wastewater Management with a copy of the proposed assignment.
- B. The Director of the Department of Wastewater Management will review the proposed assignment and shall within thirty (30) days of initial receipt, respond to Developer in writing announcing City's approval, proposed modifications, or disapproval of the proposed assignment.
- C. The City expressly reserves the right to disapprove any proposed assignment for reasonable cause and agrees to provide Developer with a written explanation outlining why a proposed assignment is viewed by the City to be adverse to City's Regional Sanitary Sewer System.
- D. Any assignment by Developer executed in violation of this submittal, review and approval procedure is acknowledged by Developer to be void ab initio as to its effects upon the City of San Antonio, and the Developer will continue to be bound by the terms and conditions of this Contract.
- E. In the event that the City approves an assignment, the City will acknowledge same in writing within thirty days of receipt of the proposed assignment and at such time will further provide a written release to Developer relieving Developer in whole or in part from further responsibilities under this Contract as appropriately determined by an interpretation of the assignment document.

XI. SEVERABILITY

If for any reason, any one or more paragraphs of this Contract are held legally invalid, such judgment shall not prejudice, affect, impair or invalidate the remaining paragraphs of the Contract or the Contract as a whole, but shall be confined to the specific sections, sentences, clauses or paragraphs of this Contract held legally invalid.

XII. TERM OF CONTRACT

The provisions of this Contract shall remain in full force and effect until either the City of San Antonio formally adopts a new comprehensive policy for supplying sanitary sewer service to the Upper Salado Watershed, or ten (10) years from the effective date of this Contract has elapsed, whichever occurs first. In the event the first occurrence is the formal adoption by the City of a new comprehensive policy for supplying sanitary sewer service to the Upper Salado Watershed, the parties hereby agree to amend any provisions of this Contract which may be in conflict with such new comprehensive policies, and to negotiate the number of years that the amended Contract shall be in effect. In the event ten (10) years elapse from the effective date of this Contract, and a new policy for supplying sanitary sewer service to the Upper Salado Watershed has not been formally adopted by the City of San Antonio, the parties hereby agree to the following:

- A. The City will continue to (i) accept project wastewater flows for transportation and treatment; (ii) recognize the Developer's right to connect to the City's regional wastewater system to the extent of the remaining unused project capacity; and (iii) exercise the credit procedures set forth herein until all eligible costs are recouped by the Developer, if the Director is satisfied with the Developer's performance record in complying with the provisions of this Contract. If the City is dissatisfied with the Developer's performance record under this Contract it shall notify the Developer of such dissatisfaction on or before the termination date of the Contract. However, if the City is dissatisfied with the Developer's performance, it shall give the Developer at least thirty (30) days to cure such defect in performance.
- B. The parties agree to review the provisions of this Contract for possible amendment and re-execution for a term to be negotiated and agreed to by the Parties.

XIII. NOTICES

Any notice, request, demand, report, certificate or other instrument which may be required or permitted to be furnished to or served upon the parties shall be deemed sufficiently given or furnished or served if in writing and deposited in the United States mail, registered or certified, return receipt requested, addressed to such party at the address set forth below:

IF TO CITY:

CITY OF SAN ANTONIO
POST OFFICE BOX 9066
SAN ANTONIO, TEXAS 78285
ATTN: MR. JOE A. ACEVES
DIRECTOR OF THE DEPARTMENT
OF WASTEWATER MANAGEMENT

IF TO DEVELOPER:

or such other address or addresses of which either party may notify the other party. Without affecting the validity of the service of any notice, request, demand, report, certificate or other instruments, copies thereof intended for the parties shall be sent to their respective counsel as follows:

IF TO CITY:

CITY OF SAN ANTONIO
POST OFFICE BOX 9066
SAN ANTONIO, TEXAS 78285
ATTN: MR. LOWELL F. DENTON
CITY ATTORNEY

IF TO DEVELOPER:

or such other counsel as may be hereafter designated either party from time to time, by written notice to the other party.

XIV. INCORPORATION OF DOCUMENTS AND ATTACHMENTS

All documents and other materials that are either attached hereto, or referenced therein, are incorporated into this Agreement as an inseparable part hereof, by such reference thereto, and this Agreement shall be constructed to include all of any such attached or referenced documents and other materials unless the contrary shall have been provided herein.

IN WITNESS OF WHICH THIS AGREEMENT HAS BEEN EXECUTED IN DUPLICATE ON the 18th day of December 1985.

CITY OF SAN ANTONIO

BY: [Signature]
CITY MANAGER

ATTEST: [Signature]
CITY CLERK

DEVELOPER

By: [Signature]
Title: [Signature]

ATTEST: _____

Title: _____

CORPORATE ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Richard D. [illegible], known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Richard D. [illegible], a Corporation, and that he has executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of Office, this 11 day of

August, 1985.

[Signature]
Notary Public, State of Texas

My Commission Expires: 5/7/87

February 22, 2001

Mr. Edward Guzman
Planner II
City of San Antonio
Planning Department
P. O. Box 839966
San Antonio, TX 78283-3966

RECEIVED
01 FEB 22 PM 3:49
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Re: Concord Park, Unit-1
Plat No. 000560

Dear Mr. Guzman:

This transmittal is a follow up to our conversation this morning related to the Concord Park, Unit-2 Subdivision plat and revised POADP. Transmitted are the following documents:

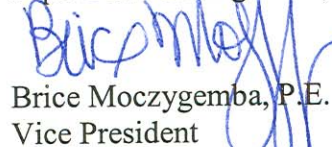
- A Section of the Commons at Concord Park Pro Comm Construction start lease provisions, which states that the tenant may terminate their lease if the proposed building slab is not poured by April 1, 2001 for any reason. The project would be killed if this were to occur.
- Copy of the POADP Application
- POADP revision fee of \$257.50
- Copy of the previously approved TIA used during the rezoning of the property
- Eight copies of the revised Preliminary Overall Area Development Plan

We will follow up with submittals to Debbie Reid, NEISD and SAWS Aquifer Studies office tomorrow morning.

We are seeking your assistance to keep the Concord Park, Unit-2 Subdivision Plat (Plat No. 00560) on the February 28, 2001 Planning Commission Agenda.

If you have any questions or require additional information, please contact me.

Sincerely,
Pape-Dawson Engineers, Inc.


Brice Moczygemba, P.E.
Vice President

4871\00\Word\Letters\010222a1.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

2111475

AMT ENCLOSED

50-04-5573
PAPE DAWSON ENGINEERS
555 E. RAMSEY
S.A. TX. 78216

AMOUNT DUE 257.50
INVOICE DATE 2/23/2001
DUE DATE 2/23/2001

PHONE: 000 - 0000

POADP #698
VILLAGE OF SONTERRA

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 2/23/2001 INVOICE 2111475 ACCOUNT 50-04-5573 DUE DATE 2/23/2001 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	257.50

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 02/22/2001 CK#032354 POADP #698
END 02/22/2001

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	257.50	257.50	257.50

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

TPLTM210

PLAT APPLICATION (1)

04/15/04

CMD: 210 PLAT: 1994000762 NAME/KEY: _____ AGENCY: PW _____

=====

PLAT NBR: 1994000762 PLAT NAME: CONCORD PARK _____
OWNER AGENCY: PLAN _____

POADP NBR: _____ POADP NAME: _____

APPLICATION DATE: 9_ 7_ 1994 EXPIRATION DATE: 8_ 13 2000
TYPE (REPLAT, VACATE, ...): S_ DEFERRED (Y/N): _

MAJOR/MINOR(1,2): 1

X/Y COORDINATES: X: 162753 Y: 649091 X: 164281 Y: 648711
(1ST SET REQUIRED) X: _____ Y: _____ X: _____ Y: _____

LOC DESC: _____

CURRENT PLAT STATUS: _____ STATUS DATE: _____ PLAT ACTIVE ?(Y/N): Y

=====

'220' APPLICATION(2) 'PF3' MENU

TPLTM220

PLAT APPLICATION (2)

04/15/04

CMD: 220 PLAT: 1994000762 NAME/KEY: _____ AGENCY: PW _____

=====

PLAT NBR: 1994000762 PLAT NAME: CONCORD PARK

ICL(Y/N): Y TOWN CODES: ____ COUNTY CODE: ____

PARKLAND/GREENBELT/OPEN SPACE: N OVER OR ADJACENT TO LANDFILL: N
OVER EDWARDS RECHARGE ZONE: Y WITHIN FLOOD PLAIN: N

WATER SERVICE: SAWS ____ SEWER SERVICE: SAWS ____

LINEAR FEET OF NEW STREETS: PUBLIC: 1403.00 ____ PRIVATE: ____

	<----ADDED----->		<---VACATED----->	
LAND AREA TYPE:	LOTS	ACRES	LOTS	ACRES
SINGLE FAMILY	_____	_____	_____	_____
NON SINGLE FAMILY	_____	_____	_____	_____
PUBLIC DEDICATION	_____	3.11 _____	_____	_____

=====

'230' NAMES '240' FEES 'PF3' MENU

TPLTM250

STATUS FOR SELECTED AGENCIES

04/15/04

CMD: 250 PLAT: 1994000762 NAME/KEY: _____ AGENCY: PW _____

=====

PLAT NBR: 1994000762 PLAT NAME: CONCORD PARK

APPLICATION DATE: 9 7 1994

AGENCY	SENT OUT	RECEIVED	STATUS	DATE	STATUS NOTE
PW	_____	8 12 1998	CAR	9 3 1999	
SAWS	_____	12 22 1998	CAR	9 3 1999	C.D:3/10/99
SAWS	_____	12 22 1998	CAR	9 3 1999	C.D:3/10/99
CPS	_____	10 29 1998	LCA	10 29 1998	
TAX	_____				
SWB	_____				
PLAN	_____	8 14 1998			
CTV	_____				
SARA	_____				
AVIA	_____				
BMWD	_____				

=====

'PF7' BKWD 'PF8' FRWD 'PF3' MENU

TPLTM260

PLANNING COMMISSION/RECORDATION

04/15/04

CMD: 260 PLAT: 1994000762 NAME/KEY: _____ AGENCY: PW

PLAT NBR: 1994000762 PLAT NAME: CONCORD PARK

APPLICATION DATE:	9 7 1994	EXPIRATION DATE:	8 13 2000
REPLAT PUBLIC HEARING DATE:	— — —	REPLAT EXPIRATION:	— — —
DEFERRAL APPROVAL DATE:	— — —	DEFRL NOTFC DATE:	— — —
NOTIFICATION DATES:	— — —	DEFRL EXP DATE:	— — —

FILING DATE:	2 24 1999	FILING EXPIRATION:	3 26 1999
PC DATE:	3 10 1999	APPROVED(Y/N):	Y
DIRECTOR DATE:	— — —	APPROVAL EXPIRATION:	3 9 2002
POSTPONEMENT/WITHDRAWAL:	— — —	TIME EXT EXPIRATION:	— — —
		DATE TIME EXT GRANTED:	— — —
		DATE:	— — —

COUNTY STATUS (A/D/P):
RECORDATION DATE: 9 3 1999

VOL: 9544 PAGE: 141

PC NOTES: FEES EXPIRED 9-6-96 FILE DEACTIVATED 10-16-96 PD. NEW FEES
8-13-98 ELI 1 OF 7 9544/141 2 OF 7 9544/142 3 OF 7 9544/143
4 OF 7 9544/144 5 OF 7 9544/145 6 OF 7 9544/146 7 OF 7 9544/
147

'PF3' MENU

TPLTM415

CERTIFICATIONS & REVIEWS SUMMARY

04/15/04

CMD: 415 PLAT: 1994000762 NAME/KEY: _____ AGENCY: PW _____

PLAT: 1994000762 NAME: CONCORD PARK

APPLICATION DATE: 9 7 1994

START:

DUE:

DAYS LEFT:

AGENCY	CURRENT STATUS	DAY IN	DAY OUT	NOTES
PWSTR_	WRV	8_ 13 1998	9_ 24 1998	RETURNED TO ENGINEER _____
PWDRN_	WRV	8_ 13 1998	9_ 24 1998	RETURNED TO ENGINEER _____
PWMAP_	WRV	8_ 13 1998	8_ 17 1998	NEED NAD83 COORDS _____
PWTRF_	WRV	8_ 13 1998	9_ 23 1998	PL RETURN _____
PWSTR_	APR	10 21 1998	12 23 1998	OK BURT _____
PWDRN_	APR	10 21 1998	12 23 1998	OK BURT _____
PWTRF_	APR	12 23 1998	12 23 1998	OK FDL _____
PWMAP_	APR	1_ 4_ 1999	1_ 4_ 1999	OK _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

'PF7' BKWD 'PF8' FRWD 'PF3' MENU 'PF4' COMPLETENESS 'PF5' TECHNICAL

TPLTM420

PLAT NOTES FOR AGENCY

04/15/04

CMD: 420 PLAT#: 1994000762 NAME/KEY: _____ AGENCY: PW _____

=====

PLAT NBR: 1994000762 PLAT NAME: CONCORD PARK
AGENCY: PW

TEXT: RECEIVED STREET & DRAINAGE PLANS 8-12-98 _____
RECEIVED TRAFFIC PLANS 8-12-98 _____
STREET LIGHT CONTRACT \$ 130,092.00 _____
RETURNED STREET & DRAINAGE PLANS TO ENGINEER 9-24-98 _____
RECEIVED NEW STREET & DRAINAGE PLANS & CALCULATIONS 10-20-98 _____
RECEIVED NEW DRAINAGE SHEETS 12-2-98 _____
RECEIVED NEW STREET SHEET 12-7-98 _____
RECEIVED NEW STREET & DRAINAGE PLANS 12-21-98 _____
SENT PLANS TO INSPECTIONS 3-15-99 _____
FILED PLANS IN "LL" FILE 3-15-99 _____
RECEIVED REVISED STREET & DRAINAGE PLANS 4-28-99 _____
SENT REVISED PLANS TO INSPECTIONS 5-4-99 _____
FILED REVISED PLANS IN "LL" FILE 5-4-99 _____

=====

'PF7' BKWD 'PF8' FRWD 'PF3' MENU

CMD: 420 PLAT#: 1994000762 NAME/KEY: _____ AGENCY: PW _____

PLAT NBR: 1994000762 PLAT NAME: CONCORD PARK
AGENCY: PW

TEXT: RECEIVED STREET LIGHT FEE \$147,817.50 9-2-99 _____
RECEIVED STREET MARKER FEE \$499.00 9-2-99 _____
RECEIVED NEW STREET & DRAINAGE PLANS 8-16-99 _____
SENT NEW PLANS TO INSPECTIONS 8-17-99 _____
FILED NEW PLANS IN "LL" FILE 8-17-99 _____
LINEN 9-8-99 _____

'PF7' BKWD 'PF8' FRWD 'PF3' MENU

CMD: 260 PLAT: 1994000762 NAME/KEY: _____ AGENCY: SAWS _____

=====

PLAT NBR: 1994000762 PLAT NAME: CONCORD PARK

APPLICATION DATE:	9 7 1994	EXPIRATION DATE:	8 13 2000
REPLAT PUBLIC HEARING DATE:	— — —	REPLAT EXPIRATION:	— — —
DEFERRAL APPROVAL DATE:	— — —	DEFRL NOTFC DATE:	— — —
NOTIFICATION DATES:	—	DEFRL EXP DATE:	— — —

FILING DATE:	2 24 1999	FILING EXPIRATION:	3 26 1999
PC DATE:	3 10 1999	APPROVED(Y/N):	Y
DIRECTOR DATE:	— — —	APPROVAL EXPIRATION:	3 9 2002
POSTPONEMENT/WITHDRAWAL:	— — —	TIME EXT EXPIRATION:	— — —
		DATE TIME EXT GRANTED:	— — —

COUNTY STATUS (A/D/P): _____ DATE: _____

RECORDATION DATE: 9 3 1999 VOL: 9544 PAGE: 141

PC NOTES: FEES EXPIRED 9-6-96 FILE DEACTIVATED 10-16-96 PD. NEW FEES
8-13-98 ELI 1 OF 7 9544/141 2 OF 7 9544/142 3 OF 7 9544/143
4 OF 7 9544/144 5 OF 7 9544/145 6 OF 7 9544/146 7 OF 7 9544/
147_____
'PF3' MENU

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey San Antonio, Texas 78216



FROST NATIONAL BANK
SAN ANTONIO, TEXAS

FEBRUARY 22, 2001

032354

PAY *****257***** DOLLARS AND *50* CENTS \$*****\$257.50*

TO THE
ORDER
OF CITY OF SAN ANTONIO

PAPE-DAWSON
CONSULTING ENGINEERS, INC.

Wayne Brasiga
AUTHORIZED SIGNATURE

⑈032354⑈ ⑆114923222⑆ 29 3997995⑈

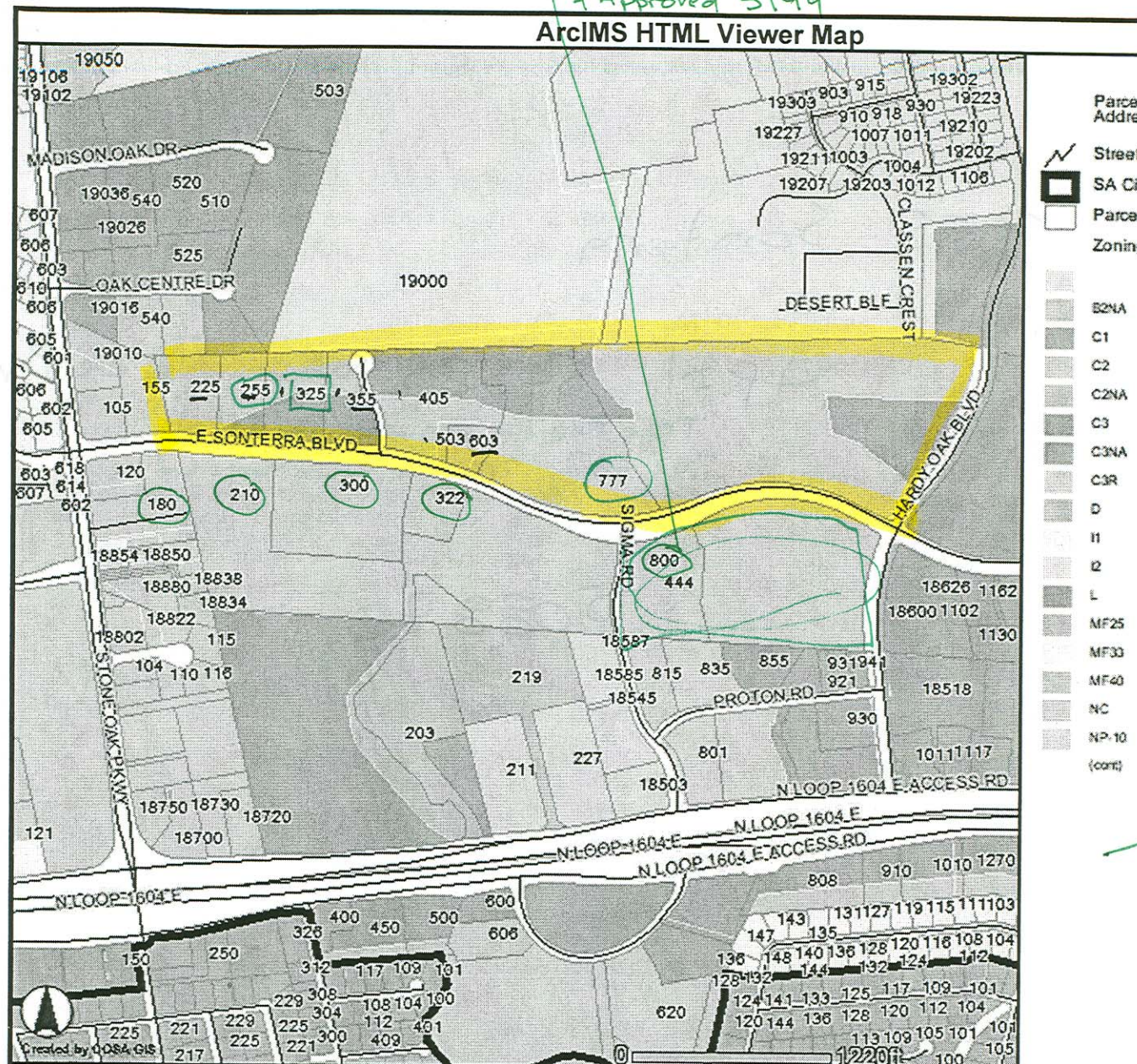
P.O. D.P.
698

Village of Sauterna

Approved 2-22-01
msk

Tree Permit issued
1 Approved 5/99

ArcIMS HTML Viewer Map



The City of San Antonio explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and purpose. The City shall assume no liability for any errors, omissions, lack of timeliness or inaccuracies. The City shall assume no liability for any decisions taken by the user in reliance upon any information or data furnished.

225 Sonterra AP# 496926 IF DOCTORS OFFICE

AP# 496945 IF " "

AP# 497734 IF " "

AP# 502468 IF " "

AP# 946285 IF " "

255 Sonterra AP# Sonterra Medical #3
947523 NS

AP# 964436 NS

AP# 964437 NS

Medical Office DRP #351 Landscape Insp
12/10/03 Passed Pd Landscape 1/29/04

CARPORTS ONLY

CARPORTS ONLY

603 Sonterra AP# 897649 NS

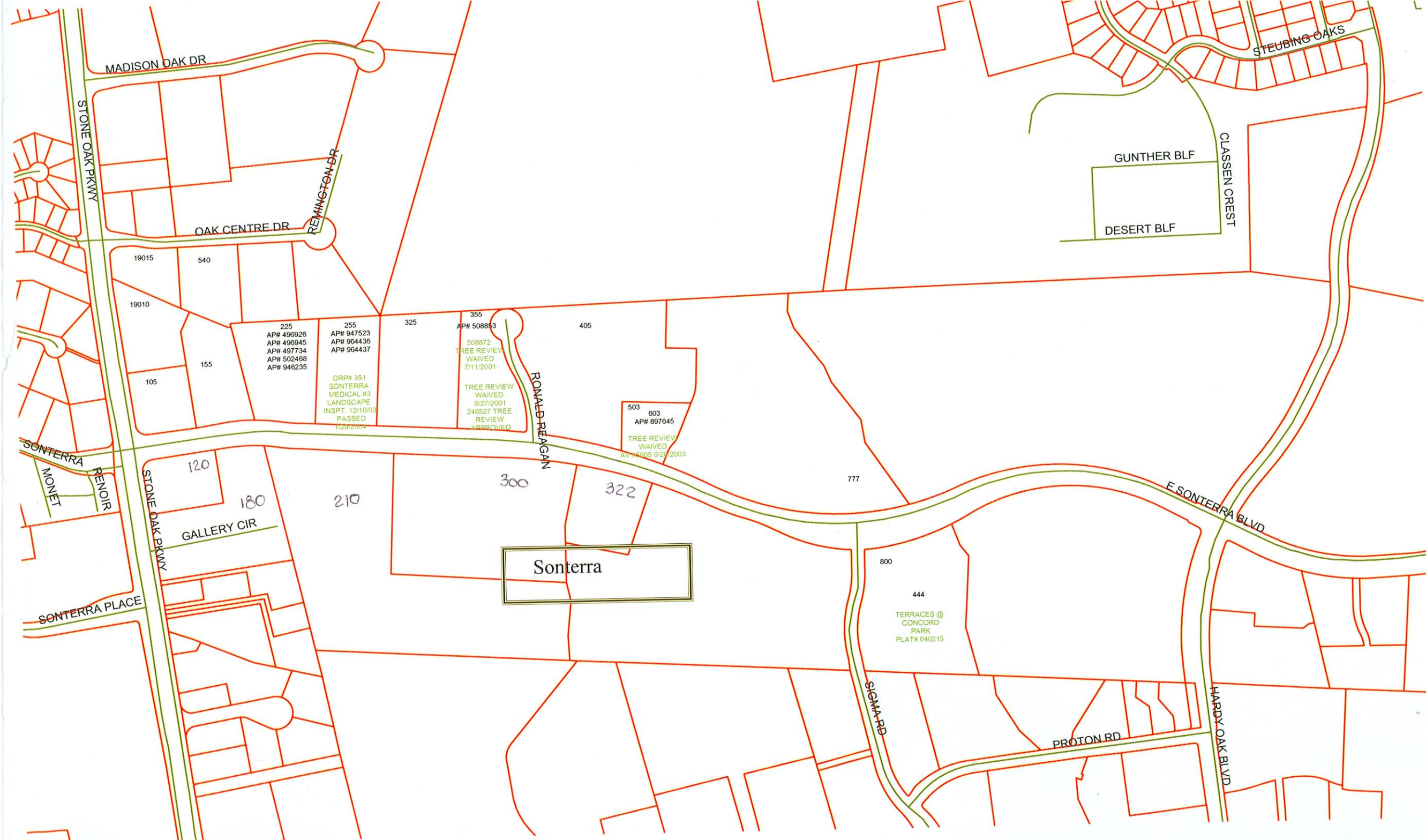
Tree Review Waived

TWO STORY ANIMAL HOSPITAL
AP# 05605 6/20/03

Terraces @ Concord Park

AP# 991066

Plot # 040215



CO-001 0



LOCATION MAP
NOT TO SCALE

1. BASED ON A MAP TO MAP THROUGHOUT THE VET AND DEVELOPMENT ON
STATION, ONE OF THE SUBJECT PROPERTY, THE ONE IS CHOSEN TO BE
DESIGNED IN THE ZONE "A" FOR PRODUCTION OF CEMENTARY PAPER
INDUSTRIAL GROUPS, 107/11, 12 AND 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 83

LEGENDA

[illegible]

CURVE DATA

[illegible]

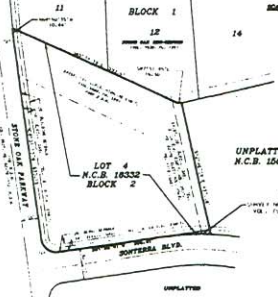
BEARING & DISTANCE TABLE

NUMBER	DIRECTION	DISTANCE
1	N 08° 01' 13" W	71.65
2	S 82° 29' 36" W	104.98
3	N 07° 30' 24" W	223.57
4	S 82° 29' 36" W	65.84
5	N 06° 01' 13" W	100.00
6	N 82° 29' 36" E	61.39
7	S 07° 30' 24" E	213.51
8	N 82° 29' 36" E	104.85
9	S 08° 01' 13" E	66.00

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
STAR DATA SUBDIVISION[illegible]

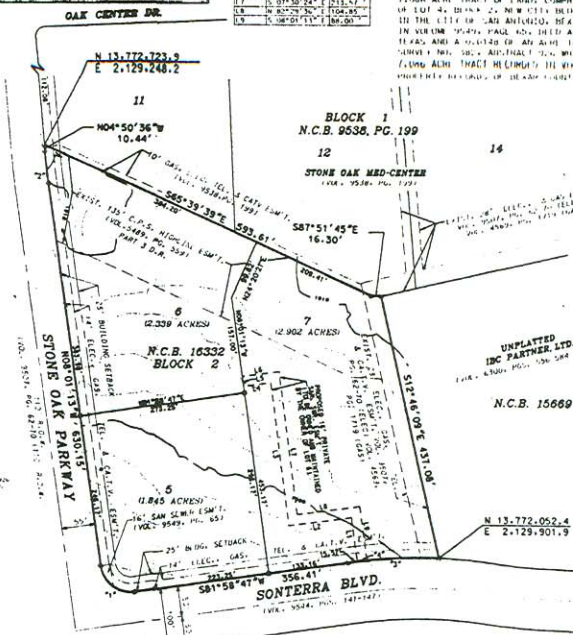
SCALE: 1" = 100'

100. $\text{Al}(\text{OH})_3 + \text{H}_2\text{SO}_4 \rightarrow \text{Al}_2(\text{SO}_4)_3 + \text{H}_2\text{O}$
 101. $\text{NaOH} + \text{H}_2\text{SO}_4 \rightarrow \text{Na}_2\text{SO}_4 + \text{H}_2\text{O}$
 102. $\text{Ca}(\text{OH})_2 + \text{H}_2\text{SO}_4 \rightarrow \text{CaSO}_4 + \text{H}_2\text{O}$



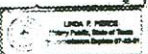
AREA BEING REPLATTED THROUGH
A PUBLIC HEARING
STAR DATA SUBDIVISION PLAT

BEING LOT 4, BLOCK 2, TRACT, TRASS, STAR DATA
SUBDIVISION, CITY OF SAN ANTONIO, RECORDED IN
VOLUME 9549, PAGE 45 DEED AND THAT RECORDS OF
DEWAN COUNTY, TEXAS.



OWNER:
JEFFERSON STATE BANK
2900 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78201
(210) 731-4626

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4335 Central Parkway North, San Antonio, Texas 78232
Phone (210) 545-6222 Fax (210) 545-9302
www.mbcengineers.com
27851

[illegible]

9550-223

THIS REPLAY OF STAR DATA
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS AND IS HEREBY APPROVED BY THE COMMISSIONER

DATED APR 11 2001
BY [Signature] SECRETARY BY [Signature] CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

I, Celso Rick Horta COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE ON THE
11th DAY OF April A.D. 2001 AT 10:15 A.M. AND WAS
RECORDED THIS 11th DAY OF April A.D. 2001 AT 10:15 A.M.
IN THE RECORDS OF Block 5, Lots 5, 6, 7
OF SAID COUNTY, IN BOOK VOLUME 9550 ON PAGE 223
IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND OFFICIAL SEAL OF OFFICE.
THIS 11th DAY OF April A.D. 2001

COUNTY CLERK, BEXAR COUNTY
BY [Signature] DEPUTY

9550-223

PROPERTY AND THE PRESENTATION AN ACTUAL
AND SUPERVISOR

REGISTERED PROFESSIONAL LAND SURVEYOR

DAY OF April A.D. 2001

AT PUBLIC ON FOR THE STATE OF TEXAS

LOUIS P. LOPEZ

Notary Public, State of Texas
My Comm. Exp. 04/06/03

NOTE:
"EAST"
PAID
UNDER

NOTE:
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SAID
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SEEN
CHARGE



EXP.	-----	EXPENSE
ELEC.	-----	ELECTRIC
TEL.	-----	TELEPHONE
CATV	-----	CABLE TELEVISION
ENR?	-----	EMERGENCY
R.O.W.	-----	RIGHT-OF-WAY
N.C.B.	-----	NEW CITY BLOCK
BLA.	-----	BLANK

-----●-----	SET 1/2" FROM RCD & CAP (ABC)
-----○-----	FORM 1/2" FROM RCD & CAP

CURVE DATA						
NO.	ANGLUS	DELTA	TANGENT	LENGTH	C-CHORD BEG.	CHORD END
1	30.867	85.90000	50.00	78.54	56.7111137W	70.71
2	84.640	07.1040	28.21	52.41	58.720233W	52.66
3	55.000	10.9624	73.22	150.08	58.702167W	149.68
4	85.000	07.0444	8.00	16.01	58.534077W	16.01

NUMBER	AMENDED BEARING	AMENDED DISTANCE
L1	N 07°00'13" W	51.78
L2	S 81°20'47" E	146.91
L3	N 08°01'13" W	257.20
L4	N 81°56'47" E	16.00
L5	S 08°01'13" E	241.20
L6	N 81°20'47" E	146.93
L7	S 07°00'13" E	68.23

SCALE: 1"=100'
BEARINGS BASED ON THE
EAST RIGHT OF WAY LINE
OF STONE OAK PARKWAY
AS BEING NORTH 01°13'W.

SCALE: 1"=100'
BEARINGS BASED ON THE
EAST RIGHT OF WAY LINE
OF STONE OAK PARKWAY
AS BEING NORTH 01°13'W.

SCALE: 1"=200'
BEARINGS BASED ON THE
EAST RIGHT OF WAY LINE
OF STONE OAK PARKWAY
AS BEING N08°01'13"W.

[illegible]

AMENDMENTS AS PER
SECTION 35-4233 AMENDING PLATS

(a) RECORDED PLAT

(6) TO REDIRECT ANY OTHER TYPE OF BOUNDARY OR CURBLINE, ERROR OR OMISSION AS PREVIOUSLY APPROVED BY THE PLANNING COMMISSION, SUCH ERRORS AND OMISSIONS MAY INCLUDE, BUT NOT BE LIMITED TO, LOT NUMBERS, ACREAGE, STREET NAMES, AND IDENTIFICATION OF ADJACENT RECORDS PLATS.

(8) TO RELOCATE A LOT LINE IN ORDER TO CURE AN INVENTENT? ENCROACHMENT OF A BUILDING OR IMPROVEMENT LINE OR AN EASEMENT LINE.

- | | | |
|---|--------------------------------|--------------|
| 1 | AMENDED PRINATE 18' SHAWNEY SE | |
| 2 | AMENDED OWNERSHIP | |
| 3 | FROM | TO |
| | VOL. 4568 | VOL. 4628 |
| 4 | LOT 14 | LOT 13 |
| 5 | N.C.B. 8638 | N.C.B. 17806 |

STATE OF TEXAS
COUNTY OF BROWN

THE ORDER OF THE LADY DARWIN ON THIS DATE IN PERSON OR THROUGH A duly authorized agent, DECREASED TO THE USE OF THE PUBLIC THROUGH ALL OTHERS, ALICE, FRANK, ROBERT STEVEN, EDWARD, EDWARD AND FRANK PLAZA THROUGH ORDER FOR THE PURPOSES AND CONSEQUENCES THEREOF.

ATTEST: JAMES EARL RAY
JAMES EARL RAY
JAMES EARL RAY
JAMES EARL RAY

STATE OF TEXAS
COUNTY OF BROWN

James Earl Ray
JAMES EARL RAY

COPIES OF THE UNCLASSIFIED VERSION OF THIS SET PERMANENTLY AVAILABLE
Chalmers WHEN TO BE TO BE THE PERSON WHOSE
 NAME IS SUBMITTED TO THE PERSONNEL DEPARTMENT AND ADJUSTMENTS TO THAT HE
 CREATING THE NAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
 IN THE CAPACITY OF THE PERSON.
 WHEN MADE BY THE PERSON AND NOT BY OTHER THAN 11/2 September

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10-13-2001 BY 60322 UCBAW

[illegible]

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
GEORGE C. PETERSON WHOSE NAME TO BE THE PERSON WHOSE
NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAID FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
IN THE CAPACITY THEREIN STATED.

WITNESSE MY HAND AND SEAL OF OFFICE THIS 11TH DAY OF SEPTEMBER
1961

 SPECIAL AGENT IN CHARGE, NEW YORK OFFICE OF FBI

**AREA BEING AMENDED
A PORTION OF
STAR DATA SUBDIVISION PLAT**

THIS PLAT AMENDS THE PREVIOUSLY RECORDED PLAT OF STAR DATA SUBDIVISION AS RECORDED IN VOLUME 9660, PG. 223, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

[illegible]

STATE OF TEXAS
COUNTY OF DALLAS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM A
CORRECT COPY OF THE PROPERTY MAPS, ON THE GRANTED USED BY THE SUBMITTER.

L. Lopez
LAWYER, TEXAS, STATE OF TEXAS
7701 N. 30TH ST.
DALLAS, TEXAS 75218

BEFORE ME, AND IN PRESENCE OF MY WITNESSES, YOU, THE SIGNED, HAVE DECLARED THAT YOU ARE THE
AUTHOR OF THE PLAT.

L. Lopez
LAWYER, TEXAS, STATE OF TEXAS
7701 N. 30TH ST.
DALLAS, TEXAS 75218

WITNESSED MY HAND AND THE SEAL OF MY OFFICE, THIS 10TH DAY OF MAY, 1974.

CLARK P. LUTZ
Notary Public, State of Texas
My Comm. Exp. 04/1975

(2)
SUBDIVIDERS/OWNERS:

JEFFERSON STATE BANK
2000 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78201
(210) 731-6688

METROGENT HEALTHCARE SYSTEM
OF SAN ANTONIO, LTD.
8108 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 570-0161

BRONX • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1036 Central Pharmacy North, San Antonio, Texas 78212
(710) 540-1122 Fax (710) 540-0301
37054

NOTE: "WHEREAS THE PLAN, THE NUMBER OF WHEREAS EQUIVALENT BELLER LISTS (BELLER), AND FOR THE SUBSEQUENT PLAN ARE KEPT ON FILE IN THE DATA ARCHIVE UNDER THE PLAN NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

[illegible][illegible]

THE PLAY DOES NOT HURT, ALIAS, BELIEVE OR OTHERWISE AFFECT ANY EXISTING BLAMES, AND, MOREOVER, HONOR, DIGNITY, REPUTATION, SHALL OR/SHOULD OR ANY OTHER REPUTATION FOR LIFELESS UNLESS THE COUNTRY IS SUCH REPUTATION AND

[illegible]

NAME OF TOWNSMAN Robert Rickhart COUNTY CLERK OF THIS COUNTY.

[illegible]

1st October 1951

~~9652~~

~~CONFIDENTIAL~~ 9552-47

AS
TY, TEXAS.



AND THIS PREPARED FROM AN ACTUAL
BY SUPERVISOR.

Carolina
PROFESSIONAL LAND SURVEYOR
SEPTEMBER

P. Lopez
IN WITNESS THE STATE OF TEXAS

LUIS P. LOPEZ
Notary Public, State of Texas
My Comm. Exp. 04/01/23



THIS PLAT OF STAR DATA SUBDIVISION HAS BEEN
SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY THE DIRECTOR OF
PLANNING IN ACCORDANCE WITH V.T.C.A. LOCAL GOVERNMENT CODE SECTION 213.0006.
DATED THIS 21ST DAY OF SEPTEMBER, A.D. 2021
BY Rod A. Scott DIRECTOR OF PLANNING

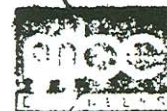
STATE OF TEXAS
COUNTY OF BEXAR
I, Garry Rickman COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
23RD DAY OF SEPTEMBER, A.D. 2021 AT 1:51 P. AND ONLY
RECORDED TO 151 ON OCTOBER, A.D. 2021 AT 10:00 A.
IN THE PRESENCE OF DAVID E. PINKS
OF SAID COUNTY, IN BOOK NUMBER 9552 ON PAGE 47
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS 23RD DAY OF OCTOBER, A.D. 2021

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY Rod A. Scott

9552-47

SUBJ

JEFFERSON STATE I
2900 FREDERICKSBURG
SAN ANTONIO, TEXAS
(210) 731-4826



MAC
C

NOTE:
"WATERMASTER EDU HOTEL" HAS
PAID FOR THIS SUBDIVISION
UNDER THE PLAT NUMBER IS

NOTE:
THE CITY OF SAN ANTONIO AS A
IS HEREBY NOTICED THE ENGINEER
AND SERVICE FACILITIES IN THE AP
EASEMENT, "ANCHOR EASEMENT",
AND "TRANSFORMER EASEMENT" FOR
MUNICIPAL NO. 151,000,000, INSPECTING
CABLES, CONDUITS, PIPELINES OR
WITH THE FRONT OF IMPROVEMENTS AND
FACILITIES WITHIN SAID EASEMENT
ALL TREES OR PARTS THEREOF, OR
EFFICIENCY OF SAID LINES OR APP
BUILDINGS, CONCRETE SLABS, OR
ANY OPS SECONDARY LOSS RESULT
SAID EASEMENT DUE TO GRADE OR
PERSON OR PERSONS DECIDED RE
THIS PLAT DOES NOT AFFECT, ALTER
SEWER, DRAINAGE, TELEPHONE, OR
CHANGED TO SUCH EASEMENTS AND

NOTE: PRIVATE SANITARY SEWER WITHIN THIS LOT TO BE OWNED AND MAINTAINED BY OWNER

COUNTY OF DECATUR

BEFORE ME, the undersigned authority on this day personally appeared James E. Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th DAY OF April 1976.

CHRYSLER A. GARDNER
Notary Public
STATE OF TEXAS

Chrysler A. Gardner
NOTARY PUBLIC BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.


 MARK R. JOHNSON, P.
 TEXAS REGISTRATION NUMBER 82800

_____ DAY OF _____
 _____, A.D. 2004.

 _____ 7:25 04

 CYNTHIA A. CARRINGTON
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-25-2024

NOTARY PUBLIC-
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BROWN

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY

AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

James W. Russell

JAMES W. RUSSELL, R.P.S.
TEXAS REGISTRATION NO. 4330

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 4th DAY OF December, A.D. 2004.

Cynthia A. Candano 7:25 AM
NOTARY PUBLIC -
CLERK FOR THE STATE OF TEXAS

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS

CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES TO THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING

CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PULLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PHASES OR TRANSFORMERS, EACH WITH IT'S NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND

THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT.

ANY LPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS DESCRIBED BELOW: NONE

ERZD NOTE
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT
THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE 16, DIVISION 8 OF
ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACT UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATE PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED

SECTION 213.5 OF THE EXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL THRC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE THRC.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	87°20'28"	2428.00'	303.48'	N77°52'08"W	303.15'
C2	61°20'28"	2428.00'	303.48'	N77°52'08"W	303.15'

CURVE	LENGTH	BEARING
L1	50.31'	S23°37'38"W
L2	58.57'	S40°14'00"E
L3	28.57'	N22°44'38"W
L4	24.73'	N02°08'11"E
L5	113.50'	N77°32'21"W

BM #1 - SOLID SQUARE ON CURB INLET, ±6.5 FEET FROM THE NORTHWEST CORNER
OF THIS TRACT VOL. 7273, PG. 273-280. ELEVATION = 886.67

SUBDIVISION PLAT ESTABLISHING
RAINBOW STATION SUBDIVISION
BEING LOT 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 8

② TO CONFIRM ANY OTHER TYPE
 OF HOLDING OF CLERICAL
 STAFF, OR OTHER PERSONNEL
 ATTACHED BY THE MUNICIPAL
 AUTHORITY RESPONSIBLE FOR
 ATTENDING PLATS, INCLUDING
 LET BUILDERS, AIRLINE STATION
 MANAGERS, AND INVESTIGATION
 OF AIRCRAFT RECORDED PLATS,
 *AND PERSONNEL WRITTEN
 ADDRESS AND BIRTH DATE.

AS PLAT OF BARBERS POINT SUBDIVISION
AS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND IS
HEREBY APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES IN ACCORDANCE WITH
U.T.C.A. LOCAL GOVERNMENT CODE SECTION 212.00605

DATED THIS 10th DAY OF November A.D. 2001

Rob A. Sany

DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAN INCLUDES AMENDMENTS APPROVED
BY THE DIRECTOR OF DEVELOPMENT SERVICES
ON 07-03-06.

STATE OF TEXAS
COUNTY OF BEXAR

George Rickhoff COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THE PLAT OF THE ABOVE RECORDED EASE RECORD IN MY OFFICE
ON THE 10th DAY OF Sept A.D. 1962 AT 11:00 A.M. AND THAT
RECORDED THE 10th DAY OF Sept A.D. 1962 AT 11:00 A.M. IN
THE 10th DISTRICT RECORDS OF SAID COUNTY, IN VOLUME 3033
OF THE 10th DISTRICT. IN WITNESS WHEREOF, I HAVE HEREBY
OFFICIAL SEAL OF OFFICE THIS 10th DAY OF Sept A.D. 1962

COUNTY CLERK, BEXAR COUNTY, TEXAS

Clara D. Daniels

DEPUTY



VICINITY MAP
N.T.S.
SAN ANTONIO, TEXAS

LEGO®

- 1/2" IRON ROD FOUND (UNLESS NOTED)
 ○ 1/2" IRON ROD W/ SPI CAP SET
 — EXISTING CONTOURS
 — PROPOSED

GENERAL NOTES
RESIDENTIAL DEVELOPMENT

- ADJACENT TO STATE RIGHT-OF-WAY. SMALL CREEKS RESPONSIBLE FOR ADEQUATE DRAINAGE AND SOILING ADJACENT AREAS FOR FUTURE ROADS MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- THE BASES OF BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 2, BLOCK 6, NDB 17600, CONCORD PARK UNIT 2, VOLUME 8080, PAGE 80 DEED ON PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- STATE PLANE COORDINATES ARE BASED ON G.P.S. OBSERVATIONS MADE 1993 ADJUSTMENT.

Bury+Partners
Consulting Engineers and Surveyors
Box 44444, Dallas, Texas 75244-4444
©Copyright 2001 Bury+Partners S.A., Inc.
SHEET 1 OF 1

ADDITIONAL
MEASUREMENTS
2. OWNER, PREVIOUS
EXISTING HIGHWAY
3. THE BALANCE
EASTERN CONCORD
DEED OF
4. STATE OBSERVATION



STATE OF TEXAS
COUNTY OF BEXAR

I, Gonz Rickhoff COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE,
ON THE 12th DAY OF Sept A.D. 2002 AT 9:49 A.M. AND DULY
RECORDED THE 12th DAY OF Sept A.D. 2002 AT 11:10 A.M., IN
THE DEED & Plat RECORDS OF SAID COUNTY, IN VOLUME 9555
ON PAGE 69, IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE, THIS 12th DAY OF Sept A.D. 2002
COUNTY CLERK, BEXAR COUNTY, TEXAS

Celina Daniels
DEPUTY

9555-69

STATE OF TEXAS

COUNTY OF BEXAR

Gerry Rickhoff

COUNTY CLERK OF SAID COUNTY,

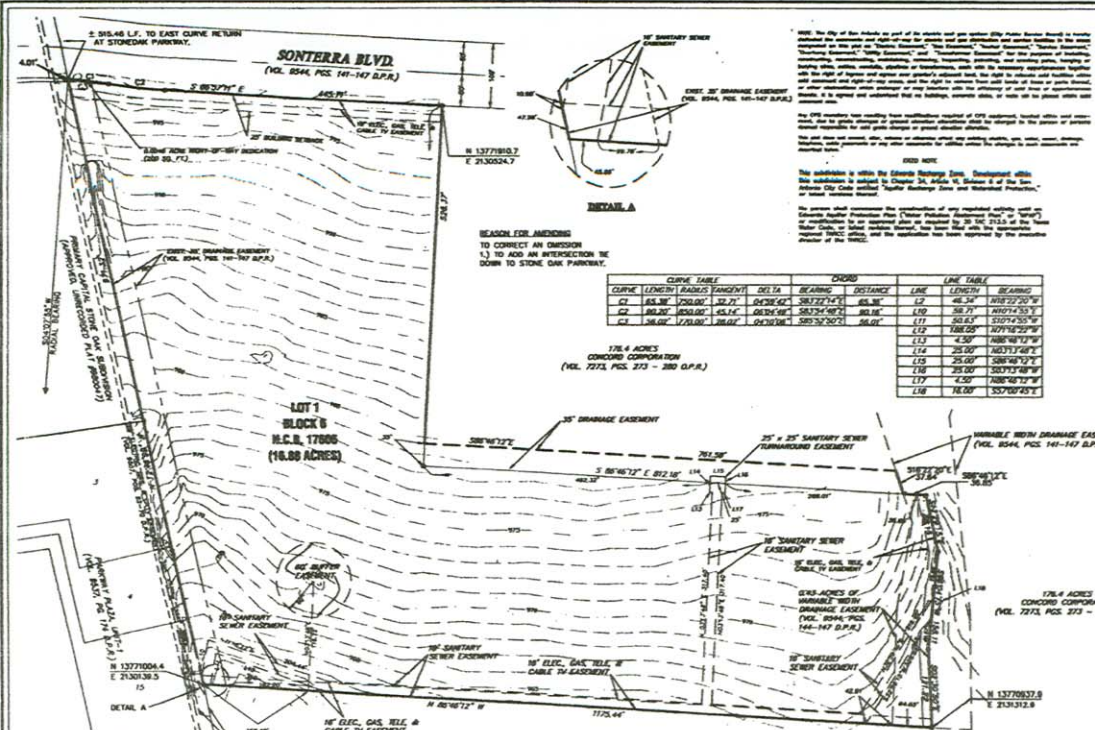
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
28 DAY OF MAY A.D. 2000 AT 3:48 P.M. AND DULY RECORDED
THE 4th DAY OF MAY A.D. 2000 AT 4:15 P.M. IN THE RECORDS OF
Deed & Plats OF SAID COUNTY,
IN BOOK VOLUME 9547 ON PAGE 70

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
28 DAY OF MAY A.D. 2000



COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: John A. Flores, DEPUTY**9547-70**



CURVE TABLE				CHORD				LINE TABLE			
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD	BEARING	LINE	LENGTH	BEARING	LINE
C1	65.36'	170.00'	32.71'	102°54'	S87°57'41"E	65.36'	102°54'	L1	48.34'	S87°57'41"E	L1
C2	80.27'	170.00'	32.71'	102°54'	S87°57'41"E	80.27'	102°54'	L2	50.71'	S87°57'41"E	L2
C3	58.06'	170.00'	32.71'	102°54'	S87°57'41"E	58.06'	102°54'	L3	50.71'	S87°57'41"E	L3

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE PLATING OF THIS PLAT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, AND THAT THE SAME HAS BEEN RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF BEXAR, TEXAS, IN VOLUME 9549, PAGE 39.

DATE OF RECORDING: 10/20/2010

RECORDED BY: [Signature]

CLERK OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE PLATING OF THIS PLAT IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, AND THAT THE SAME HAS BEEN RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF BEXAR, TEXAS, IN VOLUME 9549, PAGE 39.

DATE OF RECORDING: 10/20/2010

RECORDED BY: [Signature]

CLERK OF BEXAR COUNTY, TEXAS



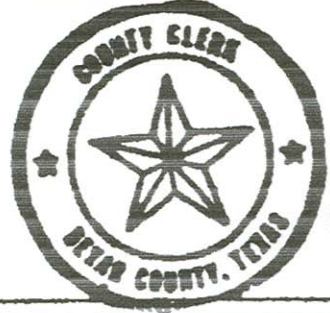
El. TORO
Public
TEXAS
12-14-2003

SWORN TO AND SUBSCRIBED HERE BE THIS THE 20th DAY OF October
A.D. 2000
Young Dillard
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR
I Gerry Rick Hoff COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THE 20th DAY OF October A.D. 2000 AT 2:45 P.M. AND DULY RECORDED
THE 20th DAY OF October A.D. 2000 AT 2:45 P.M. IN THE RECORDS OF
DEEDS & PLATS OF SAID COUNTY,
IN BOOK VOLUME 9549 ON PAGE 39

IN TESTIMONY WHEREOF, I SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS
20th DAY OF October A.D. 2000



COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Conita DEPUTY

9549-39

A.D. 2000

[Signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY BEXAR

I Jerry Rickhoff

COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE, ON THE
27th DAY OF October, A.D. 2000 AT 2:40 P.M. AND DULY RECORDED
THE 3rd DAY OF October, A.D. 2000 AT 9:52 A.M. IN THE RECORDS OF
OF SAID COUNTY,

IN BOOK VOLUME 9549 ON PAGE 40

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
30th DAY OF October, A.D. 2000



COUNTY CLERK BEXAR COUNTY, TEXAS
BY: [Signature] DEPUTY

9549-40

MDP's																
MDP/ POADP #	P.U.D. REF. #	PLAT NO.#	MDP / POADP/ PLAT NAME	PUD Name	MDP / POADP PUD Date Accepted	MDP / POADP Exp.Date	PLAT APPR. DATE by Planning Comm.	ENGINEER/ DEVELOPER	City limits	Aquifer	Acres	MDP / POADP/ PUD Landuse	PUD Gated?	STREET PUBLIC OR PRIVATE?	No. # LOTS IN PLAN	LN/FT. STREETS IN PLAN
434			The Villages of Sonterra, (Purge 3-8-00)		1/20/1995	7/21/1996		Pape Dawson	yes	yes	117.00	res/comm				
				RECORDED												
			See POADP # 698													
		940762	Villages of Sonterra U-9, the	vol 9544 Page 141			3/10/1999									
		940763	Villages of Sonterra U-1, the	NOT RECORDED			6/26/1996									
		940772	Villages of Sonterra U-2 PUD, the													
		940773	Villages of Sonterra U-3 PUD, the													
		940775	Villages of Sonterra U-4 PUD, the													
		940776	Villages of Sonterra U-5 PUD, the													
		940778	Villages of Sonterra U-6 PUD, the													
		940779	Villages of Sonterra U-7 PUD, the													
		940780	Villages of Sonterra U-8 PUD, the													
		940781	Villages of Sonterra U-10, the	vol 9544 Page 157	see if they have	in Building Permits	12/12/2000	6/22/1999								
		940782	Villages of Sonterra U-11, the	4547 70			4/26/2000									
		940783	Villages of Sonterra U-12, the													
		940784	Villages of Sonterra U-13 PUD, the													
		940785	Villages of Sonterra U-14 PUD, the													
		940786	Villages of Sonterra U-15 PUD, the													
		940787	Villages of Sonterra U-16 PUD, the													
		940788	Villages of Sonterra U-17 PUD, the													
		940789	Villages of Sonterra U-18, the													
		940762	Concord Park	vol 9544 Page 141			3/10/1999									
		010421	Sonterra Medical Park	4552 48			10/10/2001									



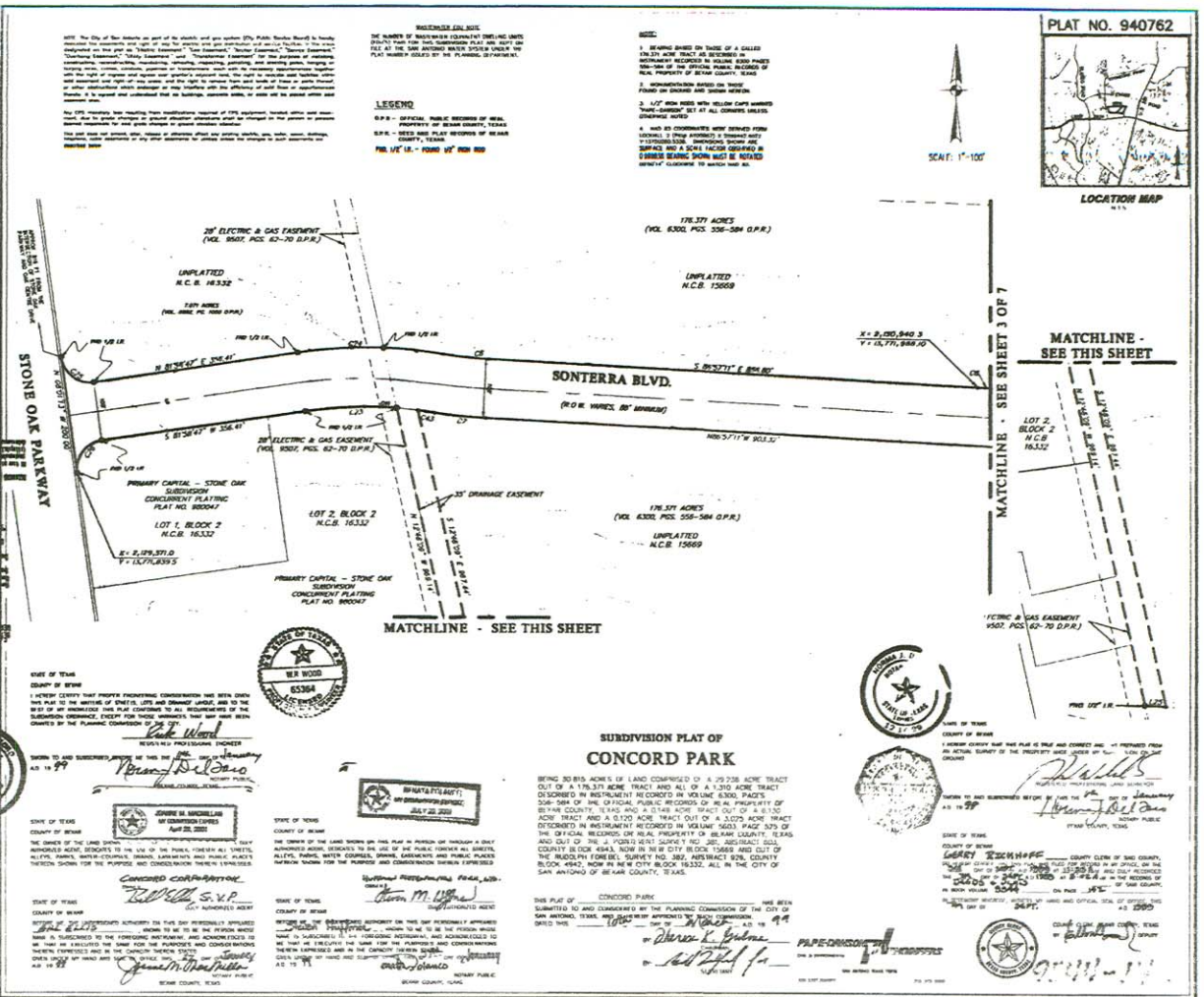
NEED BUILDING PERMITTS

MDP's														
MDP/ POADP #	P.U.D. REF. #	PLAT NO.#	MDP / POADP / PLAT NAME	PUD Name	MDP / POADP PUD Date Accepted	MDP / POADP Exp.Date	PLAT APPR. DATE by Planning Comm.	ENGINEER/ DEVELOPER	City limits	Aquifer	Acres	MDP / POADP / PUD Landuse	PUD Gated?	
698			Villages of Sonterra	RECORDED	2/28/2001	8/24/2002	yes	Pape-Dawson	yes	yes	177.7	res/comm		
			Concord Park					Pape-Dawson	yes	yes	14.41			
		000560	Concord Park Unit 2	vol 9550 Page 80			2/28/2001							
		020439	Concord Park Unit 3	9550 4			4/23/2003							
698-A			Villages of Sonterra (PURGED BY Engineer Letter Dated March 17, 2003)		1/9/2003	7/10/2004		Pape-Dawson	yes	yes	177.7	res/comm		



NEED BUILDING PERMITTS

88722



SHEET 2 OF 7 JCB NO. 4089 02

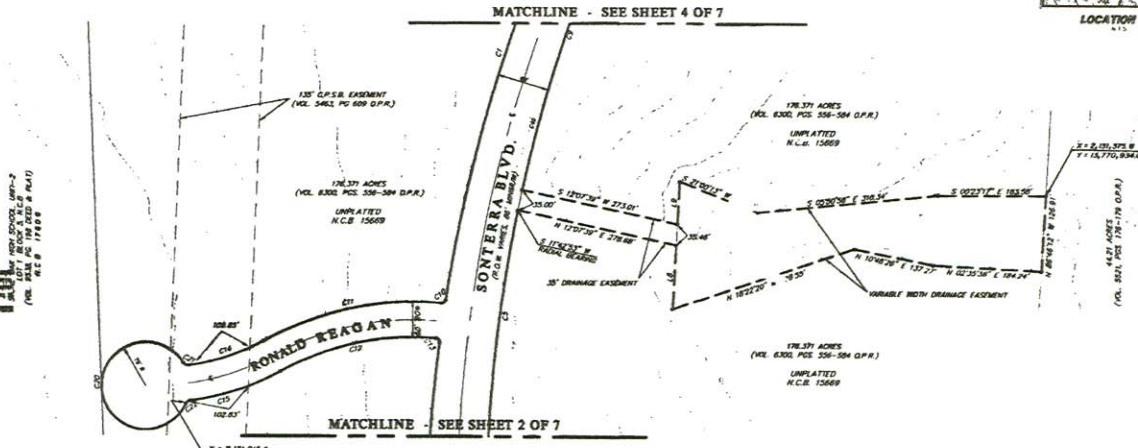
NOTE: The City of San Antonio is not responsible for the accuracy of the information contained in this plat. The City of San Antonio is not responsible for the accuracy of the information contained in this plat. The City of San Antonio is not responsible for the accuracy of the information contained in this plat.

LEGEND
D.P.A. - DEED PUBLIC ACTS OF
D.P.A. - DEED PUBLIC ACTS OF
D.P.A. - DEED PUBLIC ACTS OF

NOTE:
1. DEEDS BASED ON THE CITY OF SAN ANTONIO
2. DEEDS BASED ON THE CITY OF SAN ANTONIO
3. DEEDS BASED ON THE CITY OF SAN ANTONIO

DEEDS BASED ON THE CITY OF SAN ANTONIO
DEEDS BASED ON THE CITY OF SAN ANTONIO
DEEDS BASED ON THE CITY OF SAN ANTONIO

PLAT NO. 940762



STATE OF TEXAS
COUNTY OF BEXAR
I, JAMES M. WOOD, Surveyor, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Texas.



SUBDIVISION PLAT OF CONCORD PARK

BEING 30.815 ACRES OF LAND COMPRISING OF A 78.756 ACRE TRACT
OUT OF A 176.371 ACRE TRACT AND ALL OF A 13.120 ACRE TRACT
DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6300, PAGE 5
OF THE OFFICIAL PUBLIC RECORDS OF THE COUNTY OF BEXAR,
COUNTY BEXAR, TEXAS, AND A 0.748 ACRE TRACT OUT OF A 8.150
ACRE TRACT AND A 0.748 ACRE TRACT OUT OF A 3.075 ACRE TRACT
DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5603, PAGE 176
OF THE OFFICIAL RECORDS OF THE COUNTY OF BEXAR, TEXAS,
AND OUT OF THE A. FORTNEY SURVEY NO. 381, ABSTRACT 803,
COUNTY BEXAR, TEXAS, NOW IN NEW CITY BLOCK 15889 AND OUT OF
THE BLADPHORF SURVEY NO. 380, ABSTRACT 826, COUNTY
BEXAR, TEXAS, NOW IN NEW CITY BLOCK 15832, ALL IN THE CITY OF
SAN ANTONIO OF BEXAR COUNTY, TEXAS.

THIS PLAT OF
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
SAN ANTONIO, TEXAS, ON THIS 10th DAY OF OCTOBER, 1994.
ATTEST:
CITY CLERK
CITY OF SAN ANTONIO, TEXAS

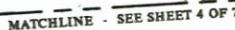


STATE OF TEXAS
COUNTY OF BEXAR
I, JAMES M. WOOD, Surveyor, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Texas.



1998-1999

LOCATION EAU



SHEET 5 OF 7

JOB NO. 4009-02

[illegible]

INDEXED
O. & P. - OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY OF BEAR COUNTY,
TEXAS
O. & P. - DEED AND PLAT RECORDS OF
BEAR COUNTY, TEXAS

NOTES

1. BEARING BASED ON THE CENTER OF A CALLED 176.311 ACRES TRACT AS DESCRIBED IN INSTRUMENTS RECORDING IN THE PUBLIC RECORDS OF THE OFFICE OF PUBLIC RECORDS OF DEAN COUNTY, WYING.	THE NUMBER OF SUCCESSIONS CROWNED FROM THIS SUBDIVISION IS ONE (1) AT THE SAME ANYWAYS AN PLAT NUMBER ISSUED BY THE
2. MONUMENTATION BASED ON THOSE FOUND ON GROUND AND SHOWN HEREIN	
3. 1/2" IRON RODS WITH YELLOW CAPS MARKED "PAUL-GARDNER" SET AT ALL CORNERS CALLED OTHERWISE NOTED	
4. THIS ACRES COORDINATES WERE OBTAINED FROM AERIAL PHOTOGRAPHY, A 2004-05-05	

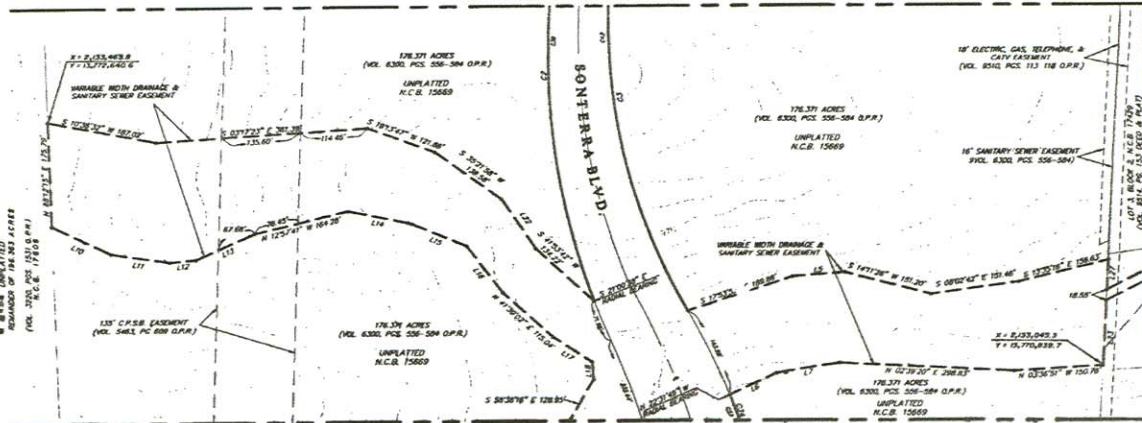
WATERWAY AND DRY
OF WASHINGTON COUNTY DRILLING UNIT
FOR THE SUBSIDENCE PLAT ARE KEPT C
SAN ANTONIO WATER SYSTEM UNDER T
IS ISSUED BY THE PLANNING DEPARTMENT



LOCATION MAP



MATCHLINE - SEE SHEET 7 OF 7



MATCHLINE - SEE SHEET 5 OF 7

SUBDIVISION PLAT OF
CONCORD PARK

BEING 30.815 ACRES OF LAND COMPRISED OF A 39.336 ACRE TRACT OUT OF A 178.374 ACRE TRACT AND ALL OF A 5.330 ACRE TRACT DESCRIBED IN VOLUME 3663, PAGE 525 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BELAR COUNTY, TEXAS AND A 0.140 ACRE TRACT OUT OF A 6.130 ACRE TRACT AND A 0.120 ACRE TRACT OUT OF A 3.025 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 3663, PAGE 525 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BELAR COUNTY, TEXAS AND THE 0.120 ACRES OF THE 1/4 INTERSECTION SURVEY NO. 382, ABSTRACT 808, COUNTY BLOCK 4842, NOW IN NEW CITY BLOCK 15855 AND OUT OF THE 0.000 PM FOWLER SURVEY NO. 382, ABSTRACT 826, COUNTY BLOCK 4842, NOW IN NEW CITY BLOCK 16332, ALL IN THE CITY OF SAN ANTONIO OF BELAR COUNTY, TEXAS.

THIS PLAN OF CONCORD PARK HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION
DATED THIS 10th DAY OF MARCH A.D. 1990

STATE OF TEXAS
COUNTY OF BERNARD
I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM
AN ACCURATE SURVEY OF THE PROPERTY AND WAS IN MY POSSESSION ON THE
DATE(S)
[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRATION OF NEXT SURVEYING LICENSE: NO DATE THE *2008* AND THE *2008* *2008*
A.G. 10-99-
[Signature]
BRYAN COLBERT, TEXAS
NEWARK, MISSOURI

STATE OF TEXAS
COUNTY OF DALLAS
GARRY RICHMOND COUNTY CLERK OF SAID COUNTY.
I, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE
ORIGINAL FILED IN MY OFFICE ON THE 11th DAY OF MAY, 1964, IN THE RECORDS OF
SAID COUNTY, BOOK 102, PAGE 203.
IN WITNESS WHEREOF, I HAVE HEREunto set my hand and OFFICIAL SEAL OF OFFICE, THIS
11th day of May, 1964. A.S. 1964

COUNTY CLERK, DEPT. COUNTY, KANSAS
 at Lawrence, Kansas this 17th day of April, 1911.

3-111-111

[illegible]

WINTERS & PEARSON
ON CONGRESSIONAL RECORD
JULY 23, 1901

PAPE-CONSON
225 S. FORTWORTH
SAN ANTONIO, TEXAS 78204
512-343-1000



SHEET 6 OF 7 JOB NO. 4089 02



WASTEWATER EDU NOTE
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

SURVEY NOTES

1. BEARINGS ARE BASED ON SURVEY OF STONE OAK SUBDIVISION UNIT #1 VOL. 9507, PG. 62-70
2. 1/2" IRON RODS WITH YELLOW CAPS MARKED "PAPE-DAVISON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. MONUMENTATION IS BASED ON RECORDED PLAT OF STONE OAK SUBDIVISION UNIT #1 VOL. 9507 PG. 62-70
4. BARS ARE SUBMITTED FOR CROSS SECTIONS FROM EITHER END
#1730816.4 & #1730816.8 & #1730816.9 & #1730816.2 & #1730816.7
#1730816.7 & #1730816.4 & #1730816.8 & #1730816.9 & #1730816.2
ARE SURFACE AND A SCALE FACTOR IS 0.0007743 BEARING
POINTS ARE MARKED.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78201

STATE OF TEXAS
COUNTY OF BROWN

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE WARRANTIES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Robert J. Lamm
REGISTERED PROFESSIONAL ENGINEER

SHOWN TO AND SUBSCRIBED BEFORE ME THIS THE 04th DAY OF March
A.D. 19 98
Norma J. Del Rio
NOTARY PUBLIC
BECAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BROWN

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STAR DATA SYSTEM
OWNER Harman Ellison
OWNER [Signature]

STATE OF TEXAS
COUNTY OF BROWN

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS S. DOWNS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF March A.D. 1998 Theresa G. Hinkler

NOTARY PUBLIC
BROWN COUNTY, TEXAS

SUBDIVISION PLAT
OF
STAR DATA

Being a 7.071 acre tract of land out of the 75.10 acre tract recorded in volume 3069, page 1013, of the Official Public Records of Real Property of Bexar County, Texas, and being out of the Rudolph Froebel Survey No. 382, Abstract 926, County Block 4942, Bexar County, Texas.

THIS PLAN OF STAR DATA HAS BEEN
SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR
OF PLANNING IN ACCORDANCE WITH V.T.C.A. LOCAL GOVERNMENT CODE SECTION 212.0068
DATED THIS 17 DAY OF APRIL 1998
BY: [Signature]
DIRECTOR OF PLANNING

STATE OF TEXAS
COUNTY OF BROWN
I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF March
A.D. 1998
Young Del Joe
STATE OF TEXAS NOTARY PUBLIC
BEAVER COUNTY, TEXAS

WORTH OF \$2000
GARY R. LANE COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS WAS FILED FOR RECORD IN MY OFFICE ON THE
4TH DAY OF October A.D. 1980 AT 5:45 PM, AND DULY RECORDED
THE 13TH DAY OF October A.D. 1980 AT 7:45 PM IN THE RECORDS OF
Book 6 Page 13
IN BOOK VOLUME 6549 ON PAGE 60 OF SAID COUNTY,
IN TESTIMONY WHEREOF, I HAVE BY HAND AND OFFICIAL SEAL, OF OFFICE THIS
12TH DAY OF November A.D. 1980

COUNTY CLERK, BOONE COUNTY, TENNESSEE
BY: Donald C. Kelly DEPUTY

9549-65

UNPLATTED

CIVIL & ENVIRONMENTAL

ENGINEERS

RUDOLPH FROEBEL SURVEY NO. 382
 ABSTRACT NO. 926
 COUNTY BLOCK 4942
 VOL. 3069 PG. 1013

SAN ANTONIO TEXAS 7821

ON PLAT
 F
 DATA

e 75.10 acre tract recorded in volume
 records of Real Property of Bexar
 olph Froebel Survey No. 382, Abstract
 Texas.



STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
 AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE
 GROUND.

Stet A. K...
 REGISTERED PROFESSIONAL LAND SURVEYOR



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6th DAY OF March
 A.D. 19 98

STATE OF TEXAS
 COUNTY OF BEXAR

Norma J. Del Toro
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

Gerry R. L. Hoff COUNTY CLERK OF SAID COUNTY,
 DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
9th DAY OF October A.D. 2005 AT 3:02 P.M. AND DULY RECORDED
 THE 13th DAY OF December A.D. 2000 AT 9:06 A.M. IN THE RECORDS OF
Deeds & Plats OF SAID COUNTY,
 IN BOOK VOLUME 9549 ON PAGE 65

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
1st DAY OF November A.D. 2005



COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: *Donald L. ...* DEPUTY

9549-65

WAS BEEN
 EXAS, AND IS HEREBY APPROVED BY THE DIRECTOR
 LOCAL GOVERNMENT CODE SECTION 212.0068
March A.D. 19 98

[Signature]
 DIRECTOR OF PLANNING

STAR DATA JOB. NO. 3792-00

Vol. 9547, Pg. 70



Brian David Van de Walle

9-12-97

Concord Park North Traffic Impact Analysis

Prepared for:
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

Prepared by:
Carter & Burgess, Inc.
1717 W. Sixth Street, Suite 210
Austin, Texas 78703

September 12, 1997

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CONCORD PARK NORTH TRAFFIC IMPACT ANALYSIS SEPTEMBER 11, 1997

SECTION ONE : INTRODUCTION OVERVIEW

Concord Park North is a 152.04 acre development site in north San Antonio, Texas. This site consists of commercial, office, and retail land uses. The physical boundaries of the property are Stone Oak Parkway to the west and Gamma Drive to the east. This tract of land lies within the San Antonio City Limits.. **Figure 1** depicts the location of the site and the study area. **Figure 2** shows the proposed land uses within the property boundaries. Land uses along the boundary streets are depicted in **Figure 3**.

It is anticipated that the site will be fully developed by the year 2006. **Table 1** contains site development information.

Table 1: Site Development

NUMBER OF SITES	LAND USE	TOTAL AREA
1	Shopping Center	126,325 SF
1	Office Park	310,366 SF
2	Apartment	574 DU
1	Speciality Retail	56,628 SF
6	General Office	707,941 SF
2	Warehouse	334,890 SF

Brice - This is your original copy of TIA

TRANSMITTAL



To: Jesse Hayes

Date: 8/10/98

Re: US 281 & Sonterra Blvd. interchange

QUANTITY	DESCRIPTION
1	TIA of Concord Park North development
1	TIA of Ronald Reagan High School

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

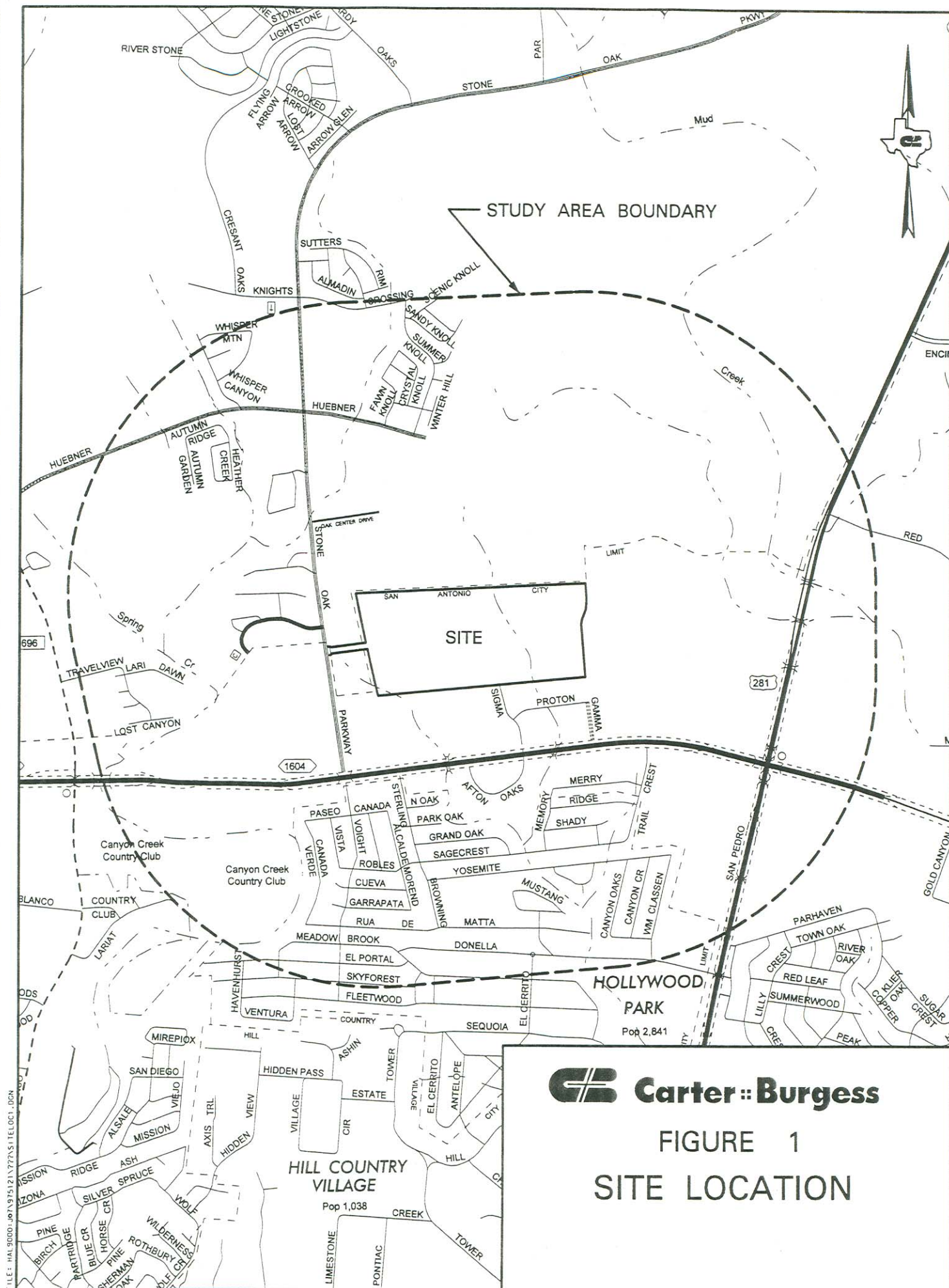
COMMENTS Per our telephone conversation
regarding traffic signal warrants.
If you need additional information,
please let me know.

From: Bill White Project No.: GO

cc: Brice Moczygemba

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



Carter Burgess

FIGURE 1

SITE LOCATION

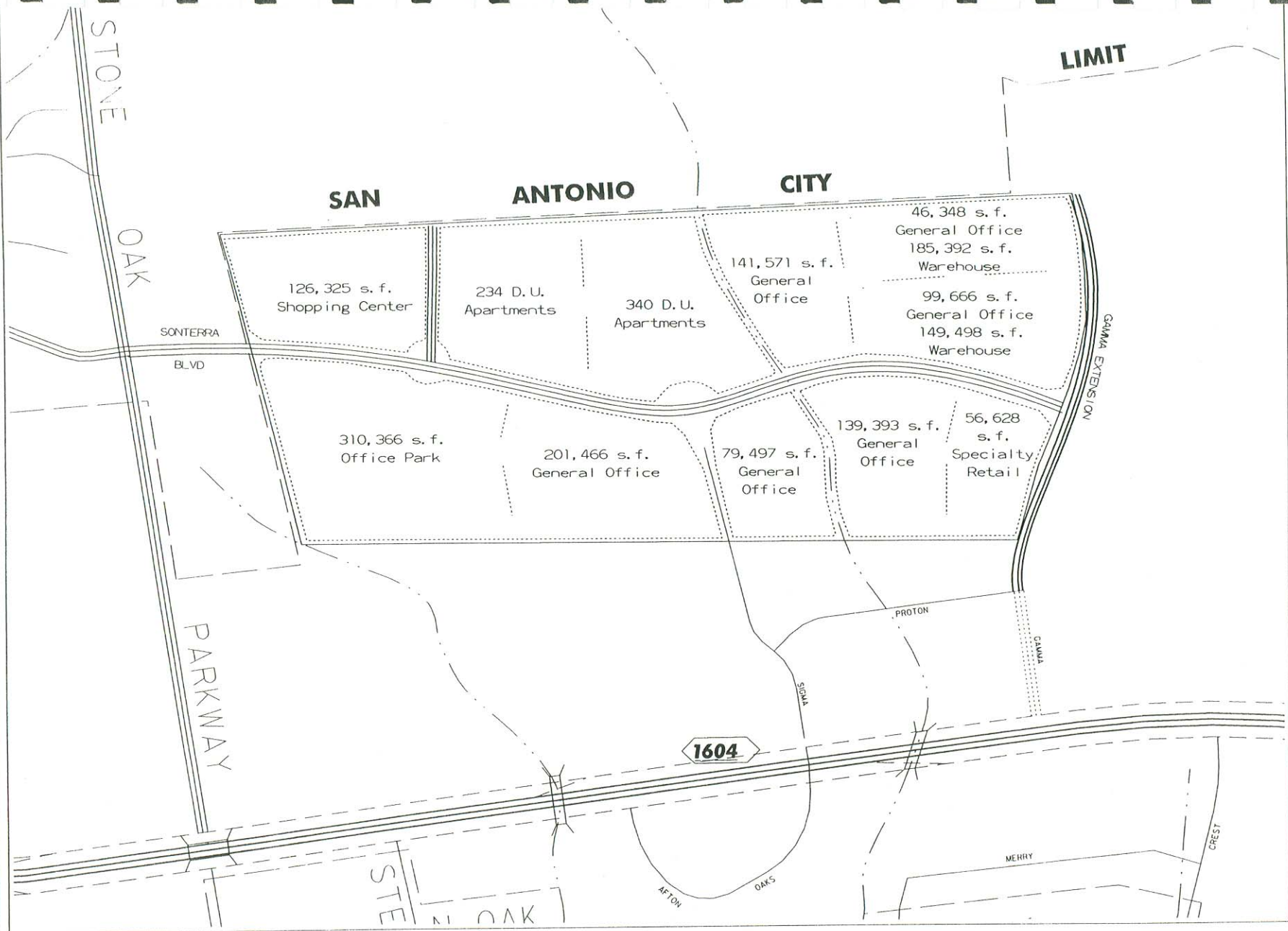
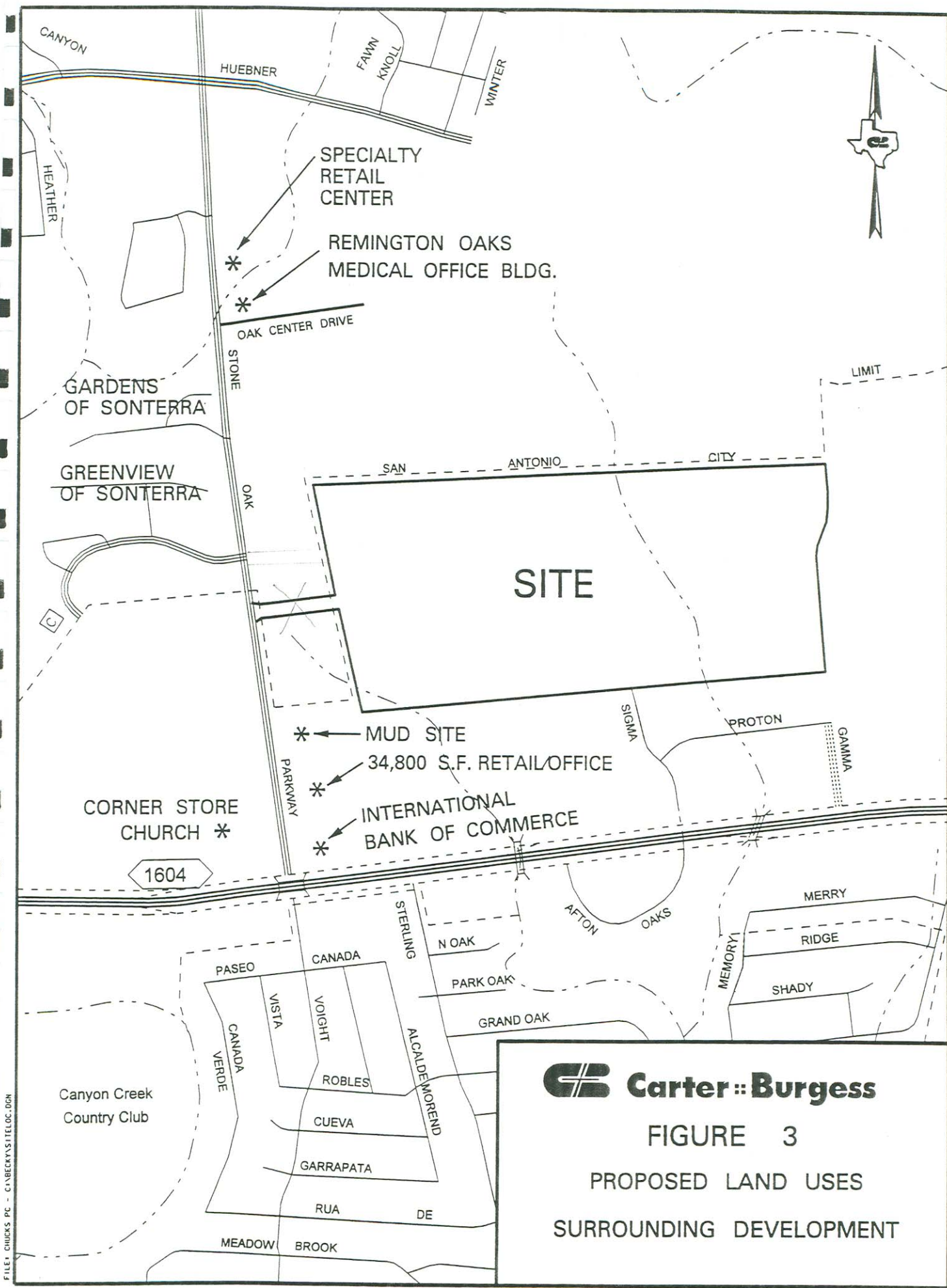


FIGURE 2
PROPOSED LAND USES
not to scale



Carter Burgess

FIGURE 3

**PROPOSED LAND USES
SURROUNDING DEVELOPMENT**

STUDY METHODOLOGY

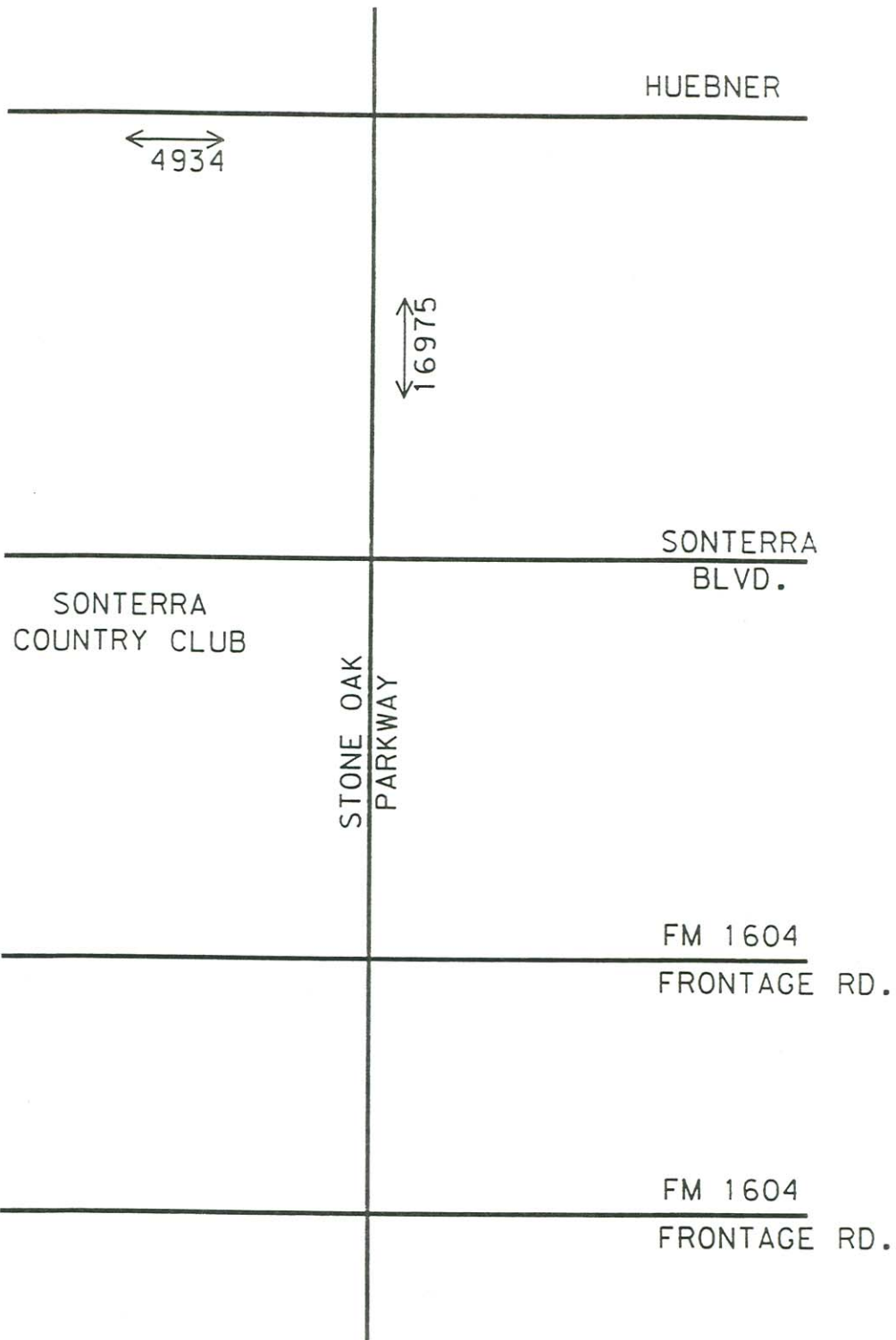
The following information provides a summary of the field data, technical analyses and conclusions related to this Traffic Impact Study. The methodology is based upon a thorough analysis of existing and projected site-generated traffic on area roadways. The study methodology is as follows:

1. Review the City of San Antonio's Traffic Impact Analysis requirements, as they pertain to this development, with City of San Antonio staff;
2. Obtain 1997 AM and PM Peak hour manual turning movement counts at the following intersections:
 - FM 1604 and Voight;
 - FM 1604 and Stone Oak Parkway;
 - Stone Oak Parkway and Sonterra Country Club Drive, and
 - Stone Oak Parkway and Heubner

3. Obtain the following 1997 24-hour tube counts:
 - Along Stone Oak Parkway at Sonterra Country Club, and
 - Along Heubner to the west of Stone Oak Parkway

Figure 4 shows the 24-hour counts that were collected.

4. Using the turning movement counts that were obtained, evaluate existing conditions at the following intersections:
 - FM 1604 and Voight;
 - FM 1604 and Stone Oak Parkway;
 - Stone Oak Parkway and Sonterra Country Club Drive, and
 - Stone Oak Parkway and Heubner
5. Determine the growth rate for the background traffic using available projections from the TRANPLAN travel demand model for the San Antonio region;
6. Apply the calculated growth rate to the background traffic volumes obtained from the existing intersection counts;
7. Calculate trip generation for the AM and PM Peak traffic periods for the Concord Park North site;



 **Carter::Burgess**

FIGURE 4
EXISTING 24-HOURS
NON-DIRECTIONAL
COUNTS

8. Develop trip distribution percentages for Concord Park North for the build-out year of 2006. These percentages were determined by combining existing turning movement percentages with the typical trip attraction percentages for a development of this type. These percentages are shown in Figure 5.
9. Distribute traffic generated by the Concord Park North site during the AM and PM Peak hours onto area roadways using the above noted trip distribution factors;
10. Analyze the following intersections using methodology found in the Transportation Research Board's *Highway Capacity Manual Special Report 209, 1994 ed.* ⁽¹⁾:
 - FM 1604 and Voight;
 - FM 1604 and Stone Oak Parkway;
 - Stone Oak Parkway and Sonterra Country Club Drive, and
 - Stone Oak Parkway and Heubner
11. Formulate improvement recommendations, if required, for access to the site. Where possible, improvement recommendations are based on attaining level of service "D" or better.

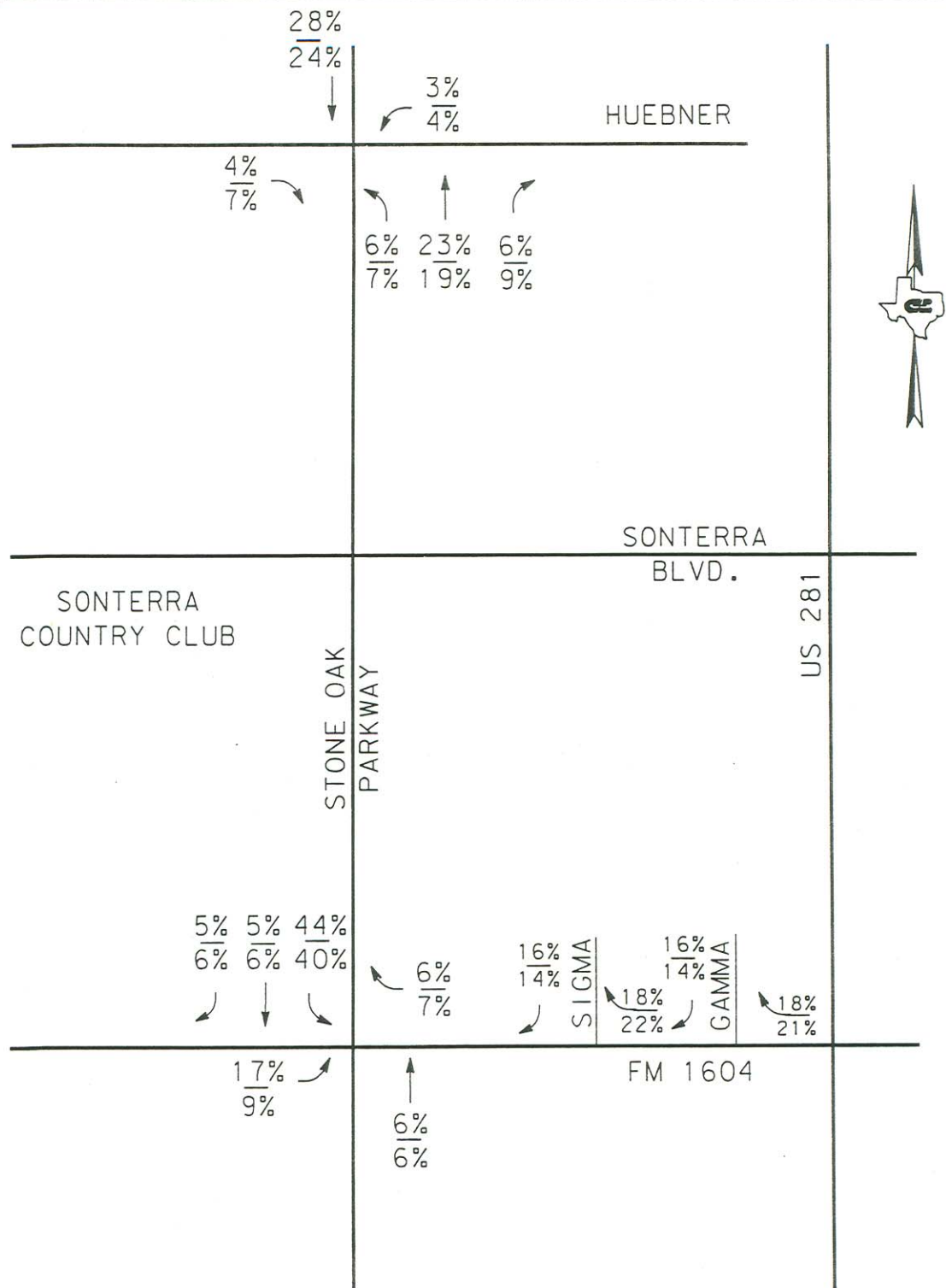


FIGURE 5
TRIP DISTRIBUTION

AM
PM

ROADWAY LEVEL OF SERVICE

The 1994 *Highway Capacity Manual*⁽¹⁾ uses Level of Service (LOS) as the method by which the quality of traffic flow is described. LOS describes operational conditions in six levels based upon speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety. These six levels are given the letters "A" through "F" and are given different descriptions and defining criteria depending on the roadway element analyzed. The roadway elements within the study area include arterial roadways, signalized intersections, and stop-controlled intersections.

Table 2 presents the criteria used to identify arterial roadway LOS. Arterial LOS is based on the average travel speed in miles per hour. Arterial LOS is further subdivided based on the classification of the arterial analyzed. Thus large arterials, with higher posted speed limits, are expected to have higher speeds and the LOS criteria are defined accordingly.

Table 2
LOS Criteria for Roadway Arterial¹

	Arterial Classification		
	II	III	
Range of free-flow speeds (mph)	45 to 35	35 to 30	35 to 25
Typical free-flow speeds (mph)	40	33	27
Level of Service	Average Travel Speed (MPH)		
A	35	30	25
B	28	24	19
C	22	18	13
D	17	14	9
E	13	10	7
F	<13	<10	<7

LOS "A" represents free flow conditions. Drivers travel at desired speed and are virtually unaffected by other vehicles. With LOS "B", other vehicles in the traffic stream become noticeable. Under LOS "C", a driver's behavior becomes significantly affected by the traffic stream. LOS "D" represents high-density traffic flow where speed and maneuverability are severely restricted and poor levels of comfort and convenience are experienced. LOS "E" generally describes a traffic stream at

capacity where traffic is flowing but at a very slow rate, and any additional vehicles or unusual conditions will cause the system to break down. LOS "F" depicts a breakdown state where stop and go conditions and excessive queues form.

Signalized intersection LOS criteria, shown in **Table 3**, are based on the average number of seconds a vehicle is stopped at the intersection. Thus, if the average stopped delay for vehicles at an intersection is forty seconds or less, the intersection is defined as operating at a LOS "D" or better. Stopped delay of forty through sixty seconds represent LOS "E" and values greater than one minute define LOS "F".

For signalized intersection operation, LOS "A" represents very low delay; most vehicles do not stop at all. With LOS "B", more vehicles stop than LOS "A", increasing the average delay. Under LOS "C", the number of vehicles stopping is significant; however, many still pass through the intersection without stopping. LOS "D" describes conditions where congestion is readily apparent with many vehicles stopping and individual cycle failures (i.e., not all vehicles waiting in the intersection queue are able to get through the intersection on the first green indication) are noticeable. LOS "E" generally describes operations with poor progression, long cycle lengths and frequent cycle failures. LOS "F" describes unacceptable operations which include many cycle failures caused by arrival flows rates exceeding intersection capacity.

Table 3:
LOS Criteria for Signalized Intersections ⁽¹⁾

Level of Service	Average Stopped Delay (sec/veh)
A	≥ 5
B	>5 and ≤ 15
C	>15 and ≤ 25
D	>25 and ≤ 40
E	>40 and ≤ 60
F	>60

Stop controlled intersections are analyzed in a similar manner; however, LOS is based on total delay per vehicle. The values that define LOS, shown in **Table 4**, are more restrictive than those for signalized intersections because it is assumed that drivers stopped at signalized intersections are able to relax while drivers waiting at stop signs must remain alert and continue to move ahead in the queue. Total delay includes both stopped delay and time spent in the queue waiting to enter the intersection. Two-way stop controlled intersections with the minor street average total delay greater than thirty seconds identifies LOS "E" or worse.

Table 4:
LOS Criteria for Two-Way Stop Controlled Intersections ⁽¹⁾

Level of Service	Average Total Delay (sec/veh)
A	≥ 5
B	>5 and ≤ 10
C	>10 and ≤ 20
D	>20 and ≤ 30
E	>30 and ≤ 45
F	>45

For this study, Level of Service (LOS) "D" is the criteria for minimum acceptable traffic conditions.

DOCUMENTATION OF ANALYSIS

A technical approach for simulating future travel demand was utilized in evaluating the roadway system in and around the Concord Park North site. Information used to develop the projection of future traffic for this area is documented in the following sections of the report. This information includes background traffic growth rates, traffic distribution, internal capture trips, pass-by trips, and transit trips.

BACKGROUND TRAFFIC

Existing conditions analysis is based upon the existing turning movement counts and mechanical counts recorded in April 1997 for "The Villages" Traffic Impact Study.

Background traffic for 2006 was calculated using the Texas Department of Transportation's TRANPLAN model ⁽²⁾. An annual growth rate was calculated by running an All or Nothing assignment for the year 2020 to Concord Park North. From this, the projected vehicle volumes using area roadways were determined. Comparing these 2020 projected volumes to the 1997 counted volumes, an average annual growth rate was determined. A growth rate of 3.5 % per year was calculated for Stone Oak Parkway traffic and 3.2 % per year for Heubner. This growth rate was then used to forecast intersection turning movements for the year 2006.

TRIP DISTRIBUTION

Trip distribution takes into account where vehicles entering and exiting the site are going to or coming from based on the roadway network. Distribution percentages were arrived at by analyzing the existing turning movement counts and the typical trip attraction percentages that are generated by a development of this type. The percentages shown in **Figure 5** were applied to the site generated traffic for 2006.

INTERNAL CAPTURE TRIPS

Internal Capture Trips were developed from the methodology found in the *ITE Trip Generation Manual 5th Edition* ⁽²⁾. Internal capture trips are those trips that will interact among different uses within the site. To account for this interaction, a reduction may be applied to the trips generated by a particular land use. The information concerning internal capture reductions is addressed later in this report.

PASS-BY TRIPS

Pass-by trips rates are typically developed from the methodology found in the *ITE Trip Generation Manual, 5th Edition*⁽²⁾. Pass-by reductions account for those drivers that are already in the vehicle stream and in route to another establishment. These drivers did not initially intend to visit the first establishment, but while passing by, decided to stop. This interaction with the adjacent traffic streams and the site allows for a reduction to the total trips generated by a particular land use. The pass-by reductions taken for land uses associated with this site are discussed later in this report.

TRANSIT TRIPS

San Antonio's transit agency, VIA, provides limited service to this area. Therefore, there were no reductions taken for transit usage.

AREA ROADWAY FACILITIES

STONE OAK PARKWAY

Stone Oak Parkway is currently a four-lane major divided arterial from FM 1604 to US 281. Within the study area, there are median breaks at the various entrances along the route from FM 1604 to Heubner. The southern portion of the roadway is within the City of San Antonio's City Limits.

HEUBNER

Heubner is currently a four-lane divided minor arterial from Blanco Road to approximately one (1) mile east of Stone Oak Parkway. There are various median breaks at the roadway intersections along Heubner. At the intersection with Stone Oak Parkway there are left turn bays on each of the approaches.

SONTERRA BOULEVARD

A portion of Sonterra Boulevard will be constructed within Concord Park North when the site is developed. Within the site it will be a four-lane divided minor arterial with 100 feet of right-of-way. The development schedule for the section of the roadway to the east of the site and connecting to US 281 is unknown at this time.

VOIGHT

Voight is currently a two lane undivided residential collector that extends to Stone Oak Parkway from within the City of Hollywood Park.

LOOP 1604

Loop 1604 is a major freeway facility that serves as the outer loop for the City of San Antonio. In the study area it is four lanes wide with a posted speed limit of 70 miles per hour.

US 281

US 281 is a highway facility that serves as a radial link between Loop 1604 and the downtown Central Business District (CBD). From Encino Rio to the CBD it is a controlled access freeway. North of Encino Rio it is a four lane divided highway with at grade access.

SECTION TWO : EXISTING , 1997, CONDITIONS

The current roadway network was studied to establish baseline conditions. This analysis determines the existing intersection Levels of Service and traffic flow in and around the study area. In addition, current intersection deficiencies can be discovered during this analysis.

Peak hour turning movement counts were collected at the following intersection locations:

- FM 1604 and Voight;
- FM 1604 and Stone Oak Parkway;
- Stone Oak Parkway and Sonterra Country Club entrance, and
- Stone Oak Parkway and Heubner.

The intersection analyses performed for this study are based on the *Highway Capacity Manual, Special Report, (HCM)* ⁽¹⁾, chapters nine (9) and ten (10). These two chapters discuss the methodology used to determine the Level of Service at signalized and unsignalized intersections, respectively. The *Highway Capacity Software (HCS)* version 2.3d ⁽⁴⁾ is used to evaluate existing conditions. A summary of the analyses results are shown in Figures 6 through 8 and Table 5. Analyses worksheets are provided in Appendix A.

Table 5
1997 Existing Levels of Service

Intersection	Type of Intersection Control	Level of Service	
		AM Peak	PM Peak
Loop 1604 and Voight (Figure 6)	Signalized	B	C
Loop 1604 and Stone Oak Parkway (Figure 6)	Signalized	B	B
Stone Oak Parkway and Sonterra Country Club (Figure 7)	Unsignalized	A	A
Stone Oak Parkway and Heubner (Figure 8)	Unsignalized	F	B

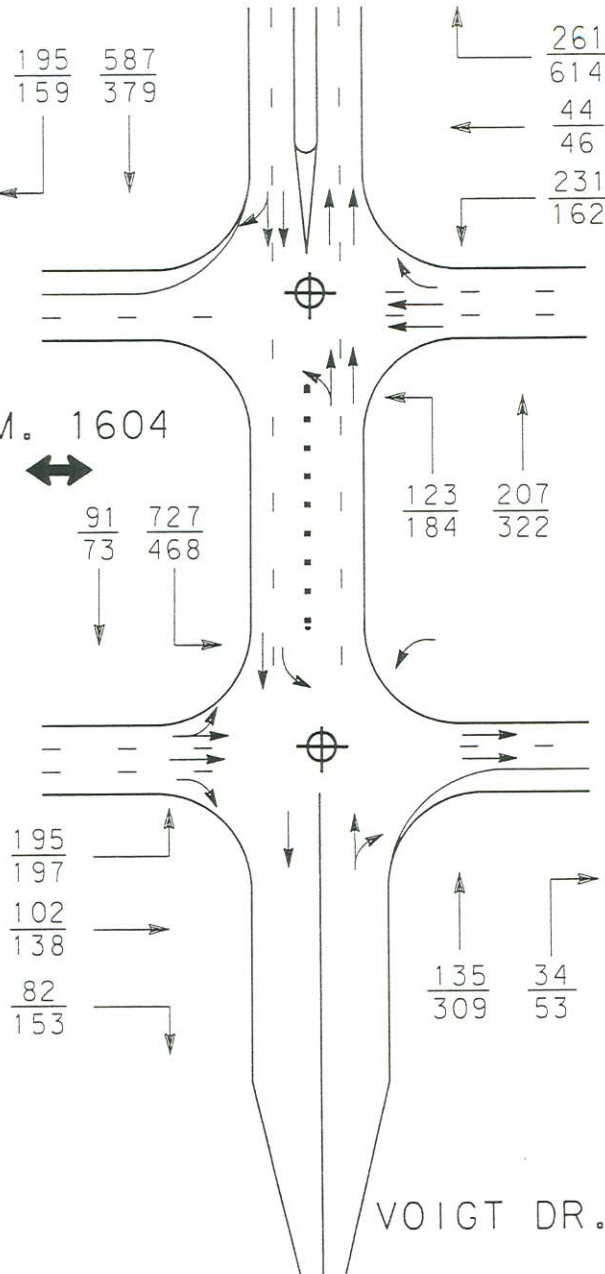
STONE OAK PARKWAY



SCALE: 1"=100'

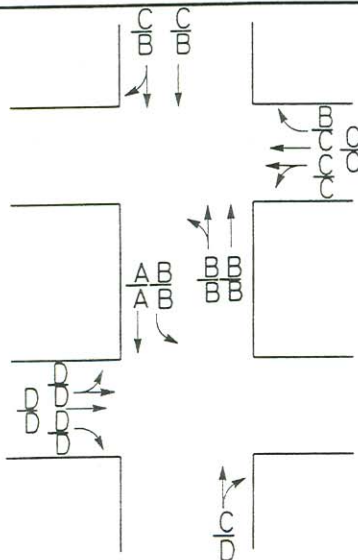
INTERSECTION LOS:
B AM PEAK
B PM PEAK

F.M. 1604



INTERSECTION LOS:
B AM PEAK
C PM PEAK

LEVEL OF SERVICE MEASURES
EXISTING



Carter Burgess

FIGURE 6

1997 EXISTING TURNING
MOVEMENT COUNTS AT
VOIGT DR. AND F.M. 1604

SCALE: 1" = 100'



STONE OAK
PARKWAY

SONTERRA COUNTRY
CLUB

$\frac{14}{19}$ $\frac{751}{456}$

$\frac{11}{8}$ $\frac{31}{82}$

$\frac{90}{116}$ $\frac{378}{820}$

LEVEL OF SERVICE MEASURES
EXISTING

$\frac{A}{A}$ $\frac{A}{A}$

1000

$\frac{B}{A}$ $\frac{A}{A}$

OVERALL LOS: $\frac{A}{A}$ AM PEAK
PM PEAK

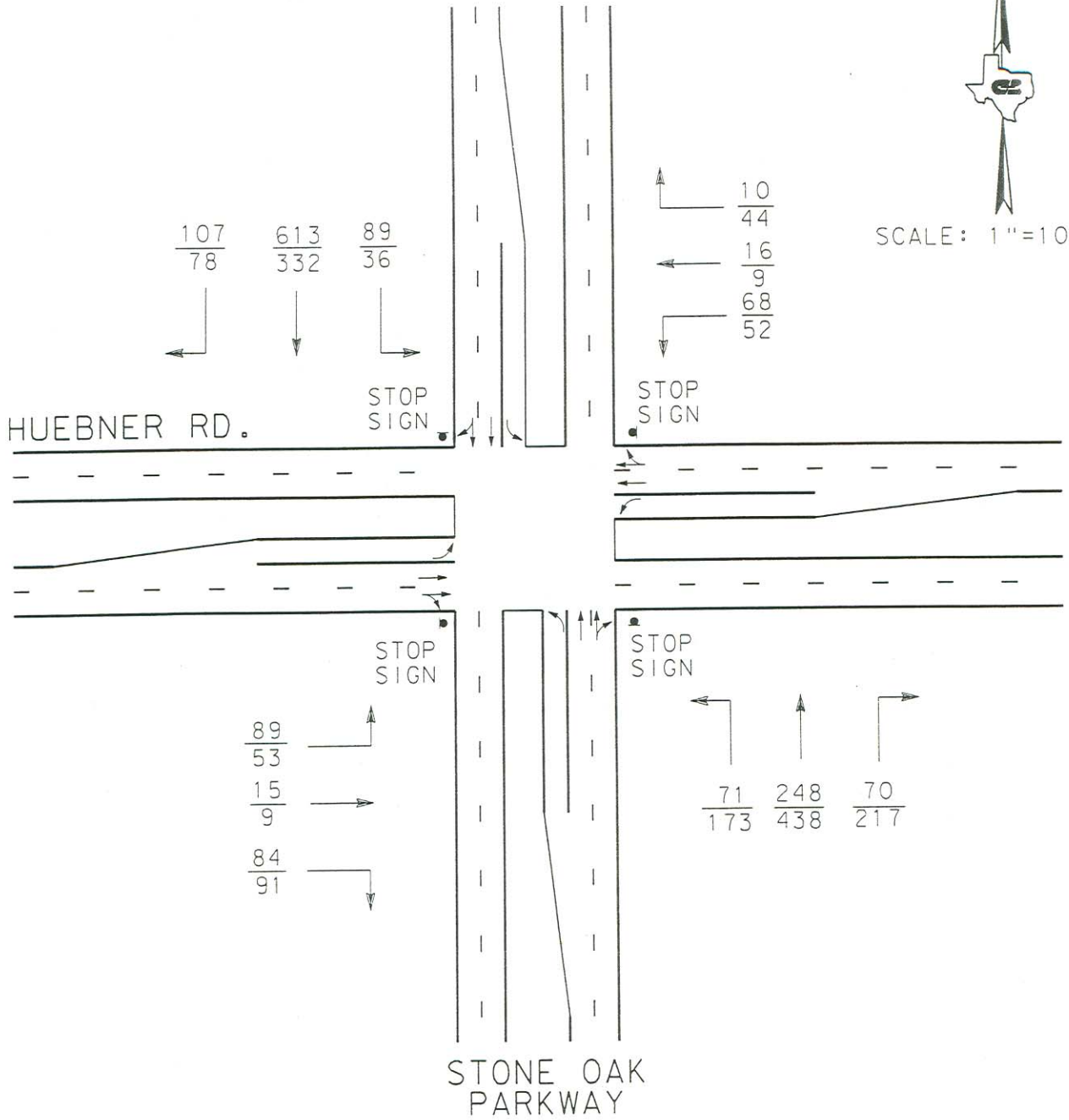
Carter Burgess

FIGURE 7

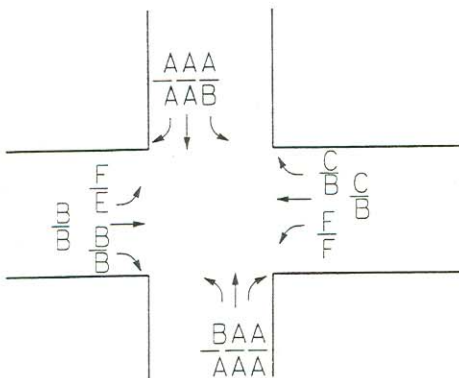
1997 EXISTING TURNING
MOVEMENT COUNTS AT
SONTERRA COUNTRY CLUB
ENTRANCE AND STONE OAK PARKWAY



SCALE: 1"=100'



LEVEL OF SERVICE MEASURES
EXISTING



OVERALL LOS: $\frac{F}{B}$ AM PEAK
PM PEAK

Carter::Burgess

FIGURE 8

1997 EXISTING TURNING
MOVEMENT COUNTS AT
HUEBNER ROAD AND
STONE OAK PARKWAY

UNSIGNALIZED INTERSECTIONS

There are two unsignalized intersections in the study area. These are Stone Oak Parkway at Heubner and Sonterra Country Club entrance.

The intersection of Stone Oak and Heubner operated at Level of Service "F" during the AM Peak under existing four-way stop traffic control. Review of the turning movement counts at this location shows that a predominant north - south traffic pattern during the AM and PM Peak demand periods. Forcing all of this traffic to stop causes unacceptable delays. For this reason, the intersection was re-analyzed as a two-way stop controlled intersection and it performed acceptably.

The Sonterra Country Club entrance has stop sign control at the intersection with Stone Oak Parkway. It operates at an acceptable Level of Service under existing conditions.

SIGNALIZED INTERSECTIONS

Only the two intersection at Loop 1604 are currently signalized within the study area. Both of these intersections currently operate at acceptable levels of service.

SECTION THREE : BUILDOUT YEAR -- 2006

BACKGROUND TRAFFIC

Background traffic volumes for 2006 were projected using the Texas Department of Transportation's TRANPLAN model ⁽²⁾. An annual growth rate was calculated by running an All or Nothing assignment for the year 2020 to Concord Park North. From this, the projected vehicle volumes using area roadways were determined. Comparing these 2020 projected volumes to the 1997 counted volumes, an average annual growth rate was determined. A growth rate of 3.5 % per year was calculated for Stone Oak Parkway traffic and 3.2 % per year for Heubner. This growth rate was then applied to the 1997 turning movement counts and the 2006 intersection turning movement volumes were projected.

TRIP GENERATION

Trip generation for Concord Park North was calculated from information contained in *ITE's Trip Generation Manual, 5th edition* ⁽²⁾. Proposed land uses and trips generated for this development are included in **Table 6: Trip Generation**.

INTERNAL CAPTURE REDUCTIONS

Internal capture reductions are calculated for sites that contain mixed use developments. Each land use has a specific trip generation that applies to a "stand alone" establishment where the driver arrives, goes to the site, and then leaves. If there are a variety of land uses within one site then a person is likely to visit more than one establishment. This is considered "trip chaining" and it accounts for a reduction in site generated traffic. Internal capture rates are applied as specified by the *ITE Trip Generation Manual, 5th edition* ⁽²⁾ and are included in **Table 6**.

PASS-BY REDUCTIONS

Pass-by reductions were taken for this development and are included in **Table 6**. These reductions are taken to account for those drivers that are already in the background traffic stream and decide to stop at another site before proceeding to their final destination. These drivers did not originally intend to go to the establishment but when passing by decided to stop.

CONCORD NORTH PARK

Trip Generation

ITE Standard Method by Individual Uses
SEPTEMBER 1, 1997

(1) (4) (7) (10) (11) (12) (13) (14) [(1)-(4)-(19)](7- (15) (16) .5*(16) (17) .5*(16) (18) (20)+(21) (19) -(10)*(1 (20) -(10)*(1 (21) (23)+(24) (22) -(11)*(1 (23) -(11)*(1 (24)

Table 6:
Trip Generation

ITE USE	ITE DESCRIPTION	UNITS	24 HOUR TOTAL	AM PEAK TOTAL	PM PEAK TOTAL	AM PEAK PASS-BY REDUCT.	PM PEAK PASS-BY REDUCT.	AM PEAK INT. CAPT.		PM PEAK INT. CAPT.		ADJUSTED 24 HOUR VOLUMES			ADJUSTED AM PEAK			ADJUSTED PM PEAK		
								IN	OUT	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT
820	SHOPPING CENTER	126 KSF	8,179	186	762	0.0%	15.0%	10.0%	10.0%	10.0%	10.0%	7,980	3,990	3,990	167	105	62	582	291	291
750	OFFICE PARK	310 KSF	3,544	571	469	0.0%	0.0%	0.0%	0.0%	32.4%	28.6%	3,408	1,704	1,704	571	508	63	332	48	284
220	APARTMENT	234 DU	1,475	118	140	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1,475	738	738	118	28	90	141	90	51
710	GENERAL OFFICE	201.5 KSF	2,605	411	328	0.0%	0.0%	0.0%	0.0%	32.4%	28.6%	2,509	1,255	1,255	411	366	45	232	38	194
220	APARTMENT	340.0 DU	2,162	170	199	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2,161	1,081	1,081	170	41	129	198	127	71
710	GENERAL OFFICE	79.5 KSF	1,180	160	157	0.0%	0.0%	0.0%	0.0%	32.4%	28.6%	1,134	567	567	160	142	18	111	18	93
710	GENERAL OFFICE	141.6 KSF	1,825	251	240	0.0%	0.0%	0.0%	0.0%	32.4%	28.6%	1,755	877	877	251	223	28	170	28	142
710	GENERAL OFFICE	139.4 KSF	1,804	247	237	0.0%	0.0%	0.0%	0.0%	32.4%	28.6%	1,734	867	867	247	220	27	167	27	140
814	SPECIALITY RETAIL	57 KSF	2,299	362	279	18.0%	18.0%	27.3%	26.8%	27.3%	26.8%	2,042	1,021	1,021	217	104	113	167	95	72
710	GENERAL OFFICE	99.7 KSF	1,400	191	186	0.0%	0.0%	0.0%	0.0%	32.4%	28.6%	1,344	672	672	191	170	21	131	21	110
150	WAREHOUSE	149.5 KSF	893	85	111	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	893	446	446	85	61	24	111	39	72
710	GENERAL OFFICE	46.3 KSF	785	106	106	0.0%	0.0%	0.0%	0.0%	32.4%	28.6%	754	377	377	106	94	12	75	12	63
150	WAREHOUSE	185.4 KSF	1,025	150	165	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1,025	513	513	150	108	42	166	58	108
TOTAL TRIPS			29,175	3,009	3,379							28,214	14,107	14,107	2,844	2,170	674	2,583	892	1,691

TRANSIT REDUCTIONS

No reductions were taken for transit services.

TRIP DISTRIBUTION

Trip distribution takes into account where the vehicles entering and exiting the site are going to or coming from based on the roadway network. Distribution percentages were arrived at by analyzing the existing turning movement counts and the typical trip attraction percentages that are generated by a development of this type. The percentages shown in **Figure 5** were applied to the site generated traffic for 2006.

INTERSECTION ANALYSIS

Site generated traffic was added to background traffic for the buildout year, 2006. Evaluation of the intersection analyses showed that most of the intersections would need minor geometric improvements through re-striping to accommodate projected traffic. **Figures 9 through 13** depict these intersections with the required geometrics to obtain Level of Service "D" and **Table 7** shows the resulting intersection Levels of Service. The intersections analysis worksheets are provided in **Appendix A**.

Table 7:
2008 Intersection Levels of Service

Intersection	Type of Signal Control	Level of Service	
		AM Peak	PM Peak
Loop 1604 EB Frontage Road and Voight (Figure 9) *1	Signalized	D	D
Loop 1604 WB Frontage Road and Stone Oak Parkway (Figure 9) *2	Unsignalized	C	D
Stone Oak Parkway and Sonterra Boulevard (Figure 10) *3	Unsignalized	D	D
Stone Oak Parkway and Heubner (Figure 11) *4	Unsignalized	B	B
Loop 1604 WB Frontage Road and Sigma Drive (Figure 12)	Unsignalized	A	A
Loop 1604 WB Frontage Road and Gamma Drive (Figure 13)	Unsignalized	A	A

STONE OAK PARKWAY



264(54)318 800(168)968
217(230)447 517(389)906

356(130)486
837(62)899
60(54)114
63(91)154
315(162)477
221(389)610

SCALE: 1"=100'

INTERSECTION LEVEL
OF SERVICE

C AM PEAK
D PM PEAK

F.M. 1604

124(34)158 991(296)1287
99(101)200 638(677)1315

168(0)168 282(499)781
251(0)251 439(134)573

INTERSECTION LEVEL
OF SERVICE

D AM PEAK
D PM PEAK

266(369)635
268(80)348
139(0)139
188(0)188
112(0)112
209(0)209

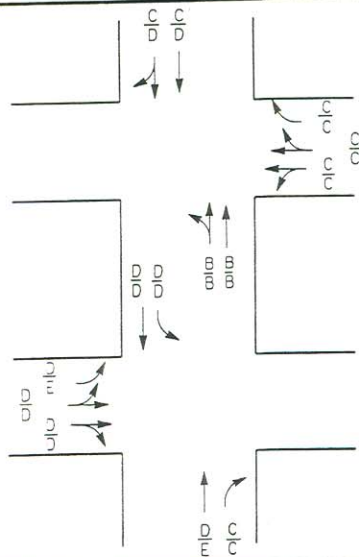
184(130)314 46(0)46
421(54)475 72(0)72

VOIGT DR.

LEGEND:

X(X)X AM BACKGROUND (SITE) TOTAL
X(X)X PM BACKGROUND (SITE) TOTAL

LEVEL OF SERVICE MEASURES
2006 PROPOSED



Carter::Burgess

FIGURE 9

2006 PROJECTED TRAFFIC AT
VOIGT DR. AND F.M. 1604

SCALE: 1" = 100'

STONE OAK PARKWAY



1024(0)1024
621(0)621

19(0)19
26(0)26

10(759)769
10(312)322

10(236)246
10(592)602

10(0)10
10(0)10

10(222)232
10(619)629

SONTERRA COUNTRY CLUB

15(0)15
11(0)11

1(0)10
10(0)10

42(0)42
138(0)138

SONTERRA BOULEVARD

123(0)123
158(0)158

10(629)639
10(196)206

515(0)515
1118(0)1118

LEVEL OF SERVICE MEASURES
PROPOSED 2006

LEGEND:

X(X)X AM BACKGROUND (SITE) TOTAL
X(X)X PM BACKGROUND (SITE) TOTAL

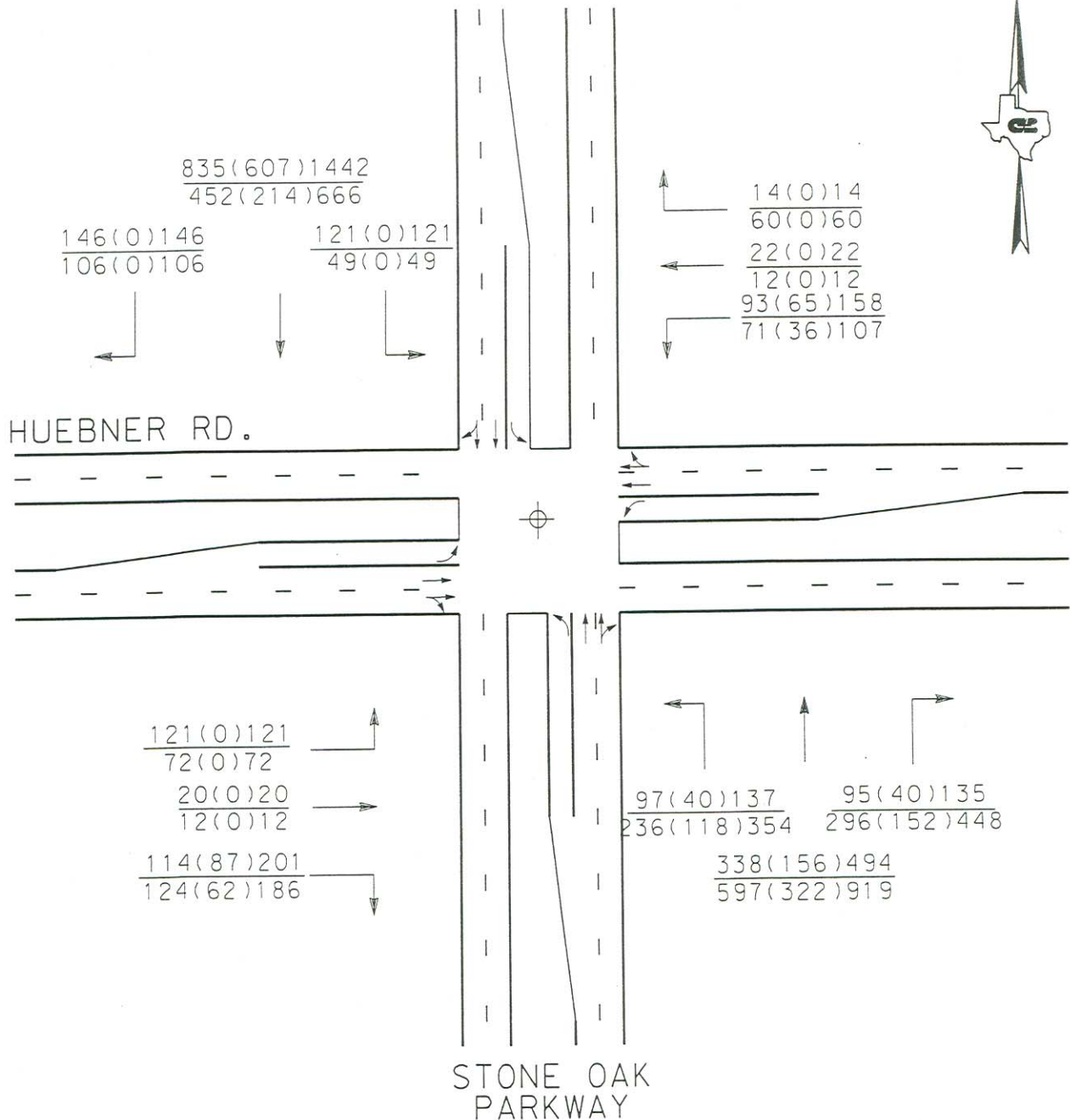
OVERALL LOS: $\frac{D}{D}$ AM PEAK
PM PEAK

Carter Burgess

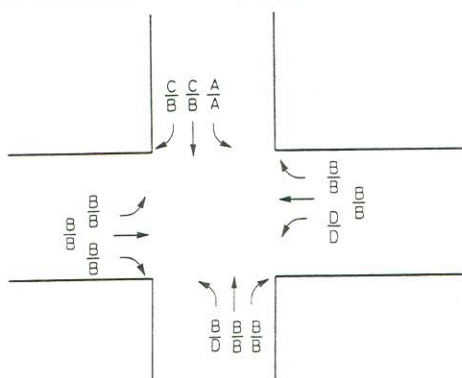
FIGURE 10

2006 PROJECTED TRAFFIC AT
SONTERRA BOULEVARD
AND STONE OAK PARKWAY

SCALE: 1"=100'



LEVEL OF SERVICE MEASURES
2006 PROPOSED



LEGEND:

X(X)X	AM	BACKGROUND (SITE)	TOTAL
X(X)X	PM	BACKGROUND (SITE)	TOTAL
OVERALL LOS:		B	AM PEAK
		B	PM PEAK

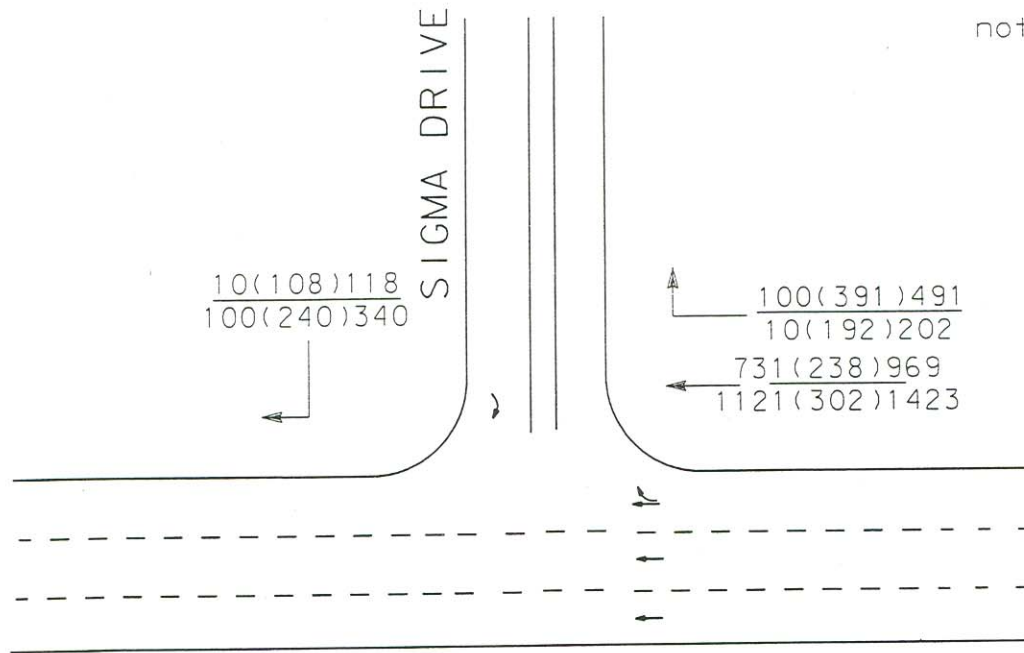
Carter Burgess

FIGURE 11

2006 PROJECTED TRAFFIC AT
HUEBNER ROAD AND
STONE OAK PARKWAY



not to scale



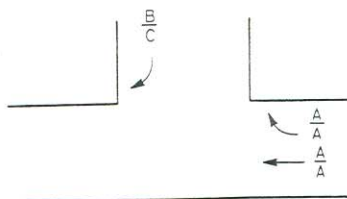
INTERSECTION LEVEL
OF SERVICE

A AM PEAK
A PM PEAK

LEVEL OF SERVICE MEASURES
2006 PROPOSED

LEGEND:

$\frac{X(X)X}{X(X)X}$	AM	BACKGROUND (SITE)	TOTAL
$\frac{X(X)X}{X(X)X}$	PM	BACKGROUND (SITE)	TOTAL

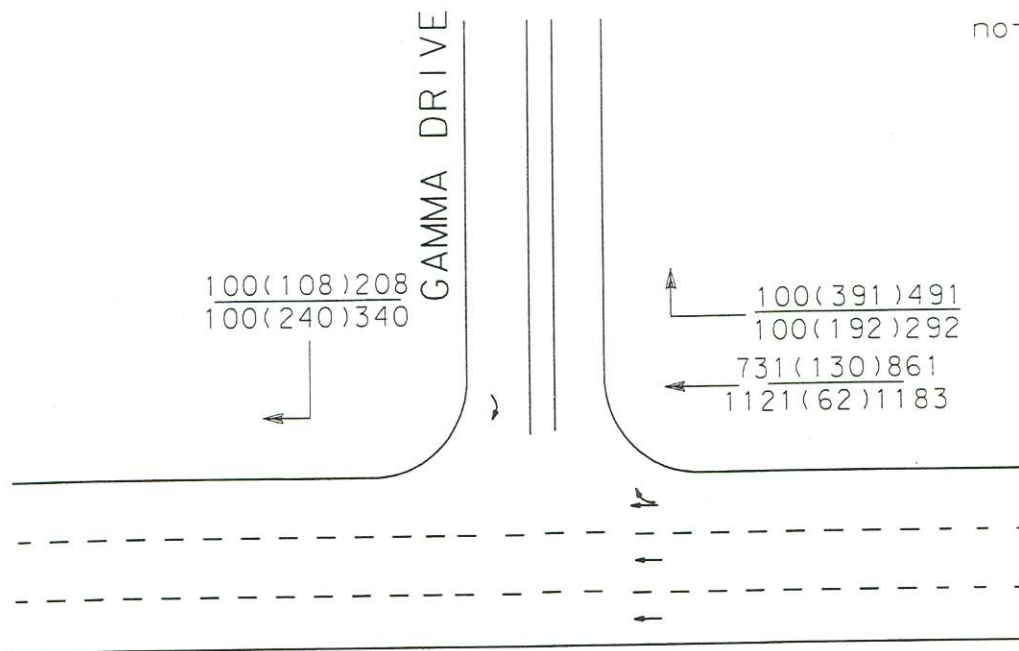


Carter::Burgess

FIGURE 12
2006 PROJECTED TRAFFIC AT
SIGMA DR. AND LOOP 1604
FRONTAGE ROAD



not to scale



F.M. 1604

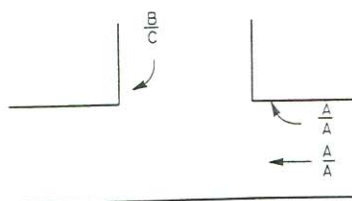
INTERSECTION LEVEL
OF SERVICE

A AM PEAK
A PM PEAK

LEVEL OF SERVICE MEASURES
2006 PROPOSED

LEGEND:

X(X)X	AM	BACKGROUND (SITE)	TOTAL
X(X)X	PM	BACKGROUND (SITE)	TOTAL



Carter::Burgess

FIGURE 13

2006 PROJECTED TRAFFIC AT
GAMMA DR. AND LOOP 1604
FRONTAGE ROAD

Summary of Improvements

*1 Loop 1604 EB Frontage Road and Voight

Re-stripe the eastbound movements to include:

- One (1) exclusive left turn lane
- One (1) shared through left turn lane
- One (1) shared through right turn lane

*2 Loop 1604 WB Frontage Road and Stone Oak Parkway

Re-stripe westbound movements to include:

- One (1) shared through left turn lane
- One (1) shared through right turn lane
- One (1) exclusive right turn lane

*3 Stone Oak Parkway and Sonterra Boulevard

Construct Sonterra Boulevard with the following geometrics:

- Westbound:
- One (1) exclusive right turn lane
 - One (1) shared through left turn lane
 - One (1) exclusive left turn lane

*4 Stone Oak Parkway and Heubner

Install a signal at the intersection

SECTION FOUR : RECOMMENDATIONS

The Concord Park North site does not greatly impact any of the intersections analyzed. Only one intersection, Stone Oak Parkway and Sonterra Boulevard, will have a large percentage of Concord Park North site traffic utilizing it. However, the improvements needed can be made within the existing roadway or on the Concord Park North property. Most of the geometric improvement recommendations can be directly attributed to the expected growth in background traffic. Intersection improvements are outlined below.

LOOP 1604 AND VOIGHT

2006 (Proposed): Improvements needed to the Eastbound approach. Currently this approach has one (1) shared left through lane, one (1) exclusive through lane and one (1) exclusive right turn lane. The approach needs to be re-stripped to allow for one (1) exclusive left turn lane, one (1) shared left through lane and one (1) shared right through lane.

LOOP 1604 AND STONE OAK PARKWAY

2006 (Proposed): Improvements needed to the Westbound approach. Currently this approach has one (1) exclusive right turn lane, one (1) exclusive through lane, and one (1) shared right through lane. The approach needs to be re-stripped to allow for one (1) exclusive right turn lane, one (1) shared right through lane, and one (1) shared left through lane.

STONE OAK PARKWAY AND SONTERRA COUNTRY CLUB

2006 (Proposed): Improvements will be needed to all approaches except the eastbound approach (out of Sonterra Country Club). The westbound approach, Sonterra Boulevard, will be constructed at this time.

Northbound:	Existing:	One (1) exclusive through lane One (1) shared left through lane
	Proposed:	One (1) exclusive left turn lane One (1) exclusive through lane One (1) shared right through lane

Southbound: Existing: One (1) exclusive through lane
One (1) shared right through lane
Proposed: One (1) exclusive left turn lane
One (1) exclusive through lane
One (1) shared right through lane
Westbound: Construct this approach with the following geometrics:
One (1) exclusive left turn lane
One (1) shared left through lane
One (1) exclusive right turn lane

STONE OAK PARKWAY AND HEUBNER

2006 (Proposed): No geometric improvements will be needed at this intersection.
However, a signal will ne to be installed.

LOOP 1604 AND SIGMA DRIVE

2006 (Proposed): No geometric improvements will be needed to this intersection.

LOOP 1604 AND GAMMA DRIVE

2006 (Proposed): No geometric improvements will be needed to this intersection.

SECTION FIVE : CERTIFICATION STATEMENT

I hereby certify that this report complies with Chapter 19 of the City Code and with applicable technical requirements of the City of San Antonio and is complete to the best of my knowledge.

CARTER & BURGESS, INC.



Brian D. Van De Walle, P.E.
Senior Transportation Engineer

REFERENCES

1. Highway Capacity Manual, (SR 209), Transportation Research Board, Washington D.C., 1994.
2. TRANPLAN Software, Texas Department of Transportation
3. Trip Generation, An Informal Report, 5th. Edition, Institute of Transportation Engineers, Washington D.C., January 1991.
4. "Highway Capacity Software", United States Department of Transportation, Federal Highway Administration, January 1

APPENDIX A

HCM: SIGNALIZED INTERSECTION SUMMARY Version 2.4d 04-25-1997
Center For Microcomputers In Transportation

Streets: (E-W) FM 1604 Frontage Rd (N-S) Voigt
Analyst: RAB File Name: VOI-97-A.HC9
Area Type: Other 4-25-97 AM Peak
Comment: 1997 Existing Counts

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	> 2		1				1	<		1	1	
Volumes	195	102	82				135	34		727	91	
Lane W (ft)	12.0	12.0					12.0			12.0	12.0	
RTOR Vols			0					0				0
Lost Time	3.00	3.00	3.00				3.00	3.00		3.00	3.00	

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left	*							
Thru	*					*		
Right	*					*		
Peds								
WB Left					*	*		
Thru					*	*		
Right								
Peds								
NB Right								
SB Right								
Green	20.0A				48.0A	37.0A		
Yellow/AR	5.0				5.0	5.0		
Cycle Length: 120 secs Phase combination order: #1 #5 #6								

Intersection Performance Summary

	Lane	Group:	Adj Sat	v/c	g/C	Delay	LOS	Approach:	
	Mvmnts	Cap	Flow	Ratio	Ratio			Delay	LOS
	-----	-----	-----	-----	-----	-----	---	-----	---
EB	LT	661	3607	0.496	0.183	28.9	D	28.6	D
	R	290	1583	0.296	0.183	27.5	D		
NB	TR	528	1626	0.337	0.325	20.0	C	20.0	C
SB	L	1003	1770	0.763	0.767	7.7	B	7.1	B
	T	1428	1863	0.067	0.767	2.2	A		

Intersection Delay = 14.8 sec/veh Intersection LOS = B
Lost Time/Cycle, L = 9.0 sec Critical v/c(x) = 0.667

ICM: SIGNALIZED INTERSECTION SUMMARY Version 2.4d 04-25-1997
Center For Microcomputers In Transportation

Streets: (E-W) FM 1604 Frontage Rd (N-S) Voigt
Analyst: RAB File Name: VOI-97-P.HC9
Area Type: Other 4-25-97 PM Peak
Comment: 1997 Existing Counts

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	> 2		1				1	<		1		1
Volumes	197	138	153				309	53		468		73
Lane W (ft)		12.0	12.0				12.0			12.0		12.0
RTOR Vols			0					0				0
Lost Time	3.00	3.00	3.00				3.00	3.00		3.00	3.00	

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left	*				NB Left			
Thru	*				Thru	*		
Right	*				Right	*		
Peds					Peds			
WB Left					SB Left	*	*	
Thru					Thru	*	*	
Right					Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	20.0A				Green	48.0A	37.0A	
Yellow/AR	5.0				Yellow/AR	5.0	5.0	
Cycle Length: 120 secs Phase combination order: #1 #5 #6								

Intersection Performance Summary

Lane	Group:	Adj Sat	v/c	g/C	Delay	LOS	Approach:
Mvmts	Cap	Flow	Ratio	Ratio			Delay LOS
EB	LT	663	3619	0.558	0.183	29.6	D 29.9 D
	R	290	1583	0.555	0.183	30.5	D
NB	TR	533	1640	0.715	0.325	26.1	D 26.1 D
SB	L	833	1770	0.592	0.767	11.6	B 10.3 B
	T	1428	1863	0.054	0.767	2.2	A

Intersection Delay = 21.4 sec/veh Intersection LOS = C
Lost Time/Cycle, L = 9.0 sec Critical v/c(x) = 0.663

HCM: SIGNALIZED INTERSECTION SUMMARY Version 2.4d 04-25-1997
Center For Microcomputers In Transportation

Streets: (E-W) FM 1604 Frontage Rd (N-S) Stone Oak Parkway
Analyst: RAB File Name: ST-97-AM.HC9
Area Type: Other 4-25-97 AM Peak
Comment: 1997 Existing Conditions

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes				> 2		1	> 2			2		<
Volumes				231	44	261	123	207		587		195
Lane W (ft)				12.0	12.0		12.0			12.0		
RTOR Vols						0			0			0
Lost Time				3.00	3.00	3.00	3.00	3.00		3.00	3.00	

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					*	*		
Thru					*	*		
Right								
Peds								
WB Left	*							
Thru	*					*		
Right	*					*		
Peds								
NB Right								
SB Right								
Green	35.0A				20.0A	50.0A		
Yellow/AR	5.0				5.0	5.0		
Cycle Length: 120 secs Phase combination order: #1 #5 #6								

Intersection Performance Summary

	Lane	Group:	Adj Sat	v/c	g/C	Delay	LOS	Approach:
	Mvmts	Cap	Flow	Ratio	Ratio			Delay LOS
WB	LT	1102	3575	0.275	0.308	20.3	C	15.9 C
	R	818	1583	0.336	0.517	11.1	B	
NB	LT	1730	2696	0.210	0.642	5.8	B	5.8 B
SB	TR	1554	3586	0.556	0.433	16.7	C	16.7 C

Intersection Delay = 14.3 sec/veh Intersection LOS = B

Lost Time/Cycle, L = 6.0 sec Critical v/c(x) = 0.436

HCM: SIGNALIZED INTERSECTION SUMMARY Version 2.4d 04-25-1997
Center For Microcomputers In Transportation

Streets: (E-W) FM 1604 Frontage Rd (N-S) Stone Oak Parkway
Analyst: RAB File Name: ST-97-PM.HC9
Area Type: Other 4-25-97 PM Peak
Comment: 1997 Existing Conditions

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes				> 2		1	> 2			2		<
Volumes				162	46	614	184	322		379		159
Lane W (ft)				12.0	12.0		12.0			12.0		
RTOR Vols						0			0			0
Lost Time				3.00	3.00	3.00	3.00	3.00		3.00		3.00

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					*	*		
Thru					*	*		
Right								
Peds								
WB Left		*						
Thru		*				*		
Right		*				*		
Peds								
NB Right								
SB Right								
Green	35.0A				20.0A	50.0A		
Yellow/AR	5.0				5.0	5.0		
Cycle Length: 120 secs Phase combination order: #1 #5 #6								

Intersection Performance Summary

	Lane	Group:	Adj Sat	v/c	g/C	Delay	LOS	Approach:	
	Mvmts	Cap	Flow	Ratio	Ratio			Delay	LOS
WB	LT	1106	3586	0.208	0.308	19.8	C	19.2	C
	R	818	1583	0.790	0.517	19.0	C		
NB	LT	1976	3079	0.283	0.642	6.1	B	6.1	B
SB	TR	1543	3561	0.385	0.433	15.0	B	15.0	B

Intersection Delay = 14.4 sec/veh Intersection LOS = B

Lost Time/Cycle, L = 6.0 sec Critical v/c(x) = 0.605

Center For Microcomputers In Transportation
 University of Florida
 512 Weil Hall
 Gainesville, FL 32611-2083
 Ph: (904) 392-0378

Streets: (N-S) Stoneoak Parkway (E-W) Sonterra Country C
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... RAB
 Date of Analysis..... 4/24/97
 Other Information.....1997 Existing Conditions:AM Peak
 Two-way Stop-controlled Intersection

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 2	0	0	2	< 0	0	> 1	< 0	0	0	0
Stop/Yield			N			N						
Volumes	90	378		751	14		11	0	31			
PHF	.95	.95		.95	.95		.95	.95	.95			
Grade		0		0				0				
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10						1.10	1.10	1.10			

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.50	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.50	3.30
Left Turn Minor Road	7.00	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB
Conflicting Flows: (vph)		403
Potential Capacity: (pcph)		865
Movement Capacity: (pcph)		865
Prob. of Queue-Free State:		0.96
Step 2: LT from Major Street	SB	NB
Conflicting Flows: (vph)		806
Potential Capacity: (pcph)		633
Movement Capacity: (pcph)		633
Prob. of Queue-Free State:		0.83
TH Saturation Flow Rate: (pcphpl)		3400
RT Saturation Flow Rate: (pcphpl)		
Major LT Shared Lane Prob. of Queue-Free State:		0.81
Step 3: TH from Minor Street	WB	EB
Conflicting Flows: (vph)		1292
Potential Capacity: (pcph)		191
Capacity Adjustment Factor due to Impeding Movements		0.81
Movement Capacity: (pcph)		155
Prob. of Queue-Free State:		1.00
Step 4: LT from Minor Street	WB	EB
Conflicting Flows: (vph)		1292
Potential Capacity: (pcph)		158
Major LT, Minor TH Impedance Factor:		0.81
Adjusted Impedance Factor:		0.81
Capacity Adjustment Factor due to Impeding Movements		0.81
Movement Capacity: (pcph)		128

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	13	128 >					
EB T	0	155 >	342	12.3	0.5	C	12.3
EB R	36	865 >					
NB L	105	633		6.8	0.7	B	1.3

Intersection Delay = 0.9 sec/veh

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 Ph: (904) 392-0378

Streets: (N-S) Stoneoak Parkway (E-W) Sonterra Country C
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... RAB
 Date of Analysis..... 4/24/97
 Other Information..... 1997 Existing Conditions: PM Peak
 Two-way Stop-controlled Intersection

	Northbound				Southbound				Eastbound				Westbound		
	L	T	R		L	T	R		L	T	R		L	T	R
No. Lanes	0	> 2	0		0	2	< 0		0	> 1	< 0		0	0	0
Stop/Yield				N				N							
Volumes	116	820				456	19		8	0	82				
PHF	.95	.95				.95	.95		.95	.95	.95				
Grade		0				0				0					
MC's (%)															
SU/RV's (%)															
CV's (%)															
PCE's	1.10								1.10	1.10	1.10				

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.50	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.50	3.30
Left Turn Minor Road	7.00	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB
Conflicting Flows: (vph)		250
Potential Capacity: (pcph)		1034
Movement Capacity: (pcph)		1034
Prob. of Queue-Free State:		0.91
Step 2: LT from Major Street	SB	NB
Conflicting Flows: (vph)		500
Potential Capacity: (pcph)		924
Movement Capacity: (pcph)		924
Prob. of Queue-Free State:		0.85
TH Saturation Flow Rate: (pcphpl)		3400
RT Saturation Flow Rate: (pcphpl)		
Major LT Shared Lane Prob. of Queue-Free State:		0.81
Step 3: TH from Minor Street	WB	EB
Conflicting Flows: (vph)		1475
Potential Capacity: (pcph)		150
Capacity Adjustment Factor due to Impeding Movements		0.81
Movement Capacity: (pcph)		121
Prob. of Queue-Free State:		1.00
Step 4: LT from Minor Street	WB	EB
Conflicting Flows: (vph)		1475
Potential Capacity: (pcph)		121
Major LT, Minor TH Impedance Factor:		0.81
Adjusted Impedance Factor:		0.81
Capacity Adjustment Factor due to Impeding Movements		0.81
Movement Capacity: (pcph)		97

Intersection Performance Summary

		Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
Movement								
EB	L	9	97	>				
EB	T	0	121	>	563	7.8	0.8	B
EB	R	95	1034	>				
NB	L	134	924		4.6	0.5	A	0.6

Intersection Delay = 0.8 sec/veh

Carter & Burgess, Inc.
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Streets: (N-S) Stoneoak Parkway (E-W) Huebner
 Major Street Direction.... EW
 Length of Time Analyzed... 60 (min)
 Analyst..... RAB
 Date of Analysis..... 4/24/97
 Other Information..... 1997 Existing Conditions:AM Peak-North/
 South Analysis
 Two-way Stop-controlled Intersection

	Eastbound				Westbound				Northbound				Southbound		
	L	T	R		L	T	R		L	T	R		L	T	R
No. Lanes	1	2	< 0		1	2	< 0		1	2	< 0		1	2	< 0
Stop/Yield				N				N							
Volumes	89	15	84		68	16	10		71	248	70		89	613	107
PHF	.95	.95	.95		.95	.95	.95		.95	.95	.95		.95	.95	.95
Grade		0				0				0				0	
MC's (%)															
SU/RV's (%)															
CV's (%)															
PCE's	1.10				1.10				1.10	1.10	1.10		1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.50	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.50	3.30
Left Turn Minor Road	7.00	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	NB	SB
Conflicting Flows: (vph)	52	14
Potential Capacity: (pcph)	1303	1362
Movement Capacity: (pcph)	1303	1362
Prob. of Queue-Free State:	0.94	0.91
Step 2: LT from Major Street	WB	EB
Conflicting Flows: (vph)	104	28
Potential Capacity: (pcph)	1507	1656
Movement Capacity: (pcph)	1507	1656
Prob. of Queue-Free State:	0.95	0.94
Step 3: TH from Minor Street	NB	SB
Conflicting Flows: (vph)	254	292
Potential Capacity: (pcph)	775	736
Capacity Adjustment Factor due to Impeding Movements	0.89	0.89
Movement Capacity: (pcph)	689	654
Prob. of Queue-Free State:	0.58	0.00
Step 4: LT from Minor Street	NB	SB
Conflicting Flows: (vph)	566	335
Potential Capacity: (pcph)	460	647
Major LT, Minor TH Impedance Factor:	0.00	0.52
Adjusted Impedance Factor:	0.00	0.62
Capacity Adjustment Factor due to Impeding Movements	0.00	0.58
Movement Capacity: (pcph)	0	377

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
NB L	83	0		*	*	F	
NB T	287	689	>				*
NB R	81	1303	> 769	9.0	3.0	B	
SB L	103	377		13.1	1.3	C	
SB T	710	654	>				315.9
SB R	124	1362	> 709	353.3	76.0	F	
EB L	103	1656		2.3	0.1	A	1.1
WB L	79	1507		2.5	0.0	A	1.8

Intersection Delay = *

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Streets: (N-S) Stoneoak Parkway (E-W) Huebner
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... RAB
 Date of Analysis..... 4/24/97
 Other Information..... 1997 Existing Conditions:AM Peak-East/W
 est Analysis

Two-way Stop-controlled Intersection

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	< 0	1	2	< 0	1	2	< 0	1	2	< 0
Stop/Yield			N			N						
Volumes	71	248	70	89	613	107	89	15	84	68	16	10
PHF	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.50	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.50	3.30
Left Turn Minor Road	7.00	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB
Conflicting Flows: (vph)	168	379
Potential Capacity: (pcph)	1138	890
Movement Capacity: (pcph)	1138	890
Prob. of Queue-Free State:	0.99	0.89

Step 2: LT from Major Street	SB	NB
Conflicting Flows: (vph)	335	758
Potential Capacity: (pcph)	1133	672
Movement Capacity: (pcph)	1133	672
Prob. of Queue-Free State:	0.91	0.88

Step 3: TH from Minor Street	WB	EB
Conflicting Flows: (vph)	1225	1206
Potential Capacity: (pcph)	209	215
Capacity Adjustment Factor due to Impeding Movements	0.80	0.80
Movement Capacity: (pcph)	167	171
Prob. of Queue-Free State:	0.89	0.89

Step 4: LT from Minor Street	WB	EB
Conflicting Flows: (vph)	1120	1140
Potential Capacity: (pcph)	204	198
Major LT, Minor TH		
Impedance Factor:	0.71	0.71
Adjusted Impedance Factor:	0.78	0.77
Capacity Adjustment Factor due to Impeding Movements	0.69	0.76
Movement Capacity: (pcph)	141	151

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	103	151		71.1	5.1	F	
EB T	18	171	>				38.1
EB R	97	890	> 537	8.5	0.9	B	
WB L	79	141		56.8	3.5	F	
WB T	19	167	>				45.7
WB R	12	1138	> 249	16.5	0.4	C	
NB L	83	672		6.1	0.4	B	1.1
SB L	103	1133		3.5	0.2	A	0.4

Intersection Delay = 8.3 sec/veh

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Streets: (N-S) Stoneoak Parkway (E-W) Huebner
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... RAB
 Date of Analysis..... 4/24/97
 Other Information..... 1997 Existing Conditions: PM Peak-East/West Analysis

Two-way Stop-controlled Intersection

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	< 0	1	2	< 0	1	2	< 0	1	2	< 0
Stop/Yield			N			N						
Volumes	173	438	217	36	332	78	53	9	91	52	9	44
PHF	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.50	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.50	3.30
Left Turn Minor Road	7.00	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street			WB	EB
Conflicting Flows: (vph)	344	216		
Potential Capacity: (pcph)	927	1076		
Movement Capacity: (pcph)	927	1076		
Prob. of Queue-Free State:	0.94	0.90		
Step 2: LT from Major Street			SB	NB
Conflicting Flows: (vph)	689	431		
Potential Capacity: (pcph)	731	1006		
Movement Capacity: (pcph)	731	1006		
Prob. of Queue-Free State:	0.94	0.80		
Step 3: TH from Minor Street			WB	EB
Conflicting Flows: (vph)	1226	1299		
Potential Capacity: (pcph)	209	190		
Capacity Adjustment Factor due to Impeding Movements	0.76	0.76		
Movement Capacity: (pcph)	158	143		
Prob. of Queue-Free State:	0.94	0.93		
Step 4: LT from Minor Street			WB	EB
Conflicting Flows: (vph)	1149	1075		
Potential Capacity: (pcph)	195	218		
Major LT, Minor TH Impedance Factor:	0.70	0.71		
Adjusted Impedance Factor:	0.77	0.77		
Capacity Adjustment Factor due to Impeding Movements	0.69	0.73		
Movement Capacity: (pcph)	135	159		

Intersection Performance Summary

Movement		Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB	L	62	159		36.9	2.0	E	
EB	T	10	143	>				16.9
EB	R	106	1076	> 689	6.3	0.7	B	
WB	L	61	135		48.2	2.4	F	
WB	T	10	158	>				27.9
WB	R	51	927	> 516	7.9	0.4	B	
NB	L	200	1006		4.5	0.8	A	0.9
SB	L	42	731		5.2	0.0	B	0.4

Intersection Delay = 4.2 sec/veh

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Streets: (N-S) Stoneoak Parkway (E-W) Huebner
 Major Street Direction.... EW
 Length of Time Analyzed... 60 (min)
 Analyst..... RAB
 Date of Analysis..... 4/24/97
 Other Information..... 1997 Existing Conditions: PM Peak-North/
 South Analysis
 Two-way Stop-controlled Intersection

	Eastbound				Westbound				Northbound				Southbound		
	L	T	R		L	T	R		L	T	R		L	T	R
No. Lanes	1	2	< 0		1	2	< 0		1	2	< 0		1	2	< 0
Stop/Yield				N				N							
Volumes	53	9	91		52	9	44		173	438	217		36	332	78
PHF	.95	.95	.95		.95	.95	.95		.95	.95	.95		.95	.95	.95
Grade		0				0				0				0	
MC's (%)															
SU/RV's (%)															
CV's (%)															
PCE's	1.10				1.10				1.10	1.10	1.10		1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.50	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.50	3.30
Left Turn Minor Road	7.00	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street			NB	SB
Conflicting Flows: (vph)	52	28		
Potential Capacity: (pcph)	1303	1340		
Movement Capacity: (pcph)	1303	1340		
Prob. of Queue-Free State:	0.81	0.93		
Step 2: LT from Major Street			WB	EB
Conflicting Flows: (vph)	105	55		
Potential Capacity: (pcph)	1506	1602		
Movement Capacity: (pcph)	1506	1602		
Prob. of Queue-Free State:	0.96	0.96		
Step 3: TH from Minor Street			NB	SB
Conflicting Flows: (vph)	223	248		
Potential Capacity: (pcph)	808	781		
Capacity Adjustment Factor due to Impeding Movements	0.92	0.92		
Movement Capacity: (pcph)	745	720		
Prob. of Queue-Free State:	0.32	0.47		
Step 4: LT from Minor Street			NB	SB
Conflicting Flows: (vph)	352	382		
Potential Capacity: (pcph)	631	603		
Major LT, Minor TH Impedance Factor:	0.43	0.29		
Adjusted Impedance Factor:	0.55	0.43		
Capacity Adjustment Factor due to Impeding Movements	0.51	0.35		
Movement Capacity: (pcph)	323	208		

Intersection Performance Summary

Movement		Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
NB	L	200	323		28.8	4.7	D	
NB	T	507	745	>				29.6
NB	R	251	1303	> 868	29.8	15.8	D	
SB	L	42	208		21.7	0.8	D	
SB	T	384	720	>				12.2
SB	R	90	1340	> 789	11.4	4.7	C	
EB	L	62	1602		2.3	0.0	A	0.8
WB	L	61	1506		2.5	0.0	A	1.2

Intersection Delay = 19.7 sec/veh

HCM: SIGNALIZED INTERSECTION SUMMARY Version 2.4d 09-09-1997
Center For Microcomputers In Transportation

Streets: (E-W) FM 1604 Frontage Rd. (N-S) Voight
Analyst: RAB File Name: VOI-06-A.HC9
Area Type: Other 9-1-97 AM peak
Comment: 2006 Projected Conditions

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	> 2	<				1	1		1	> 1	
Volumes	575	139	112				314	46		1227	158	
Lane W (ft)	12.0	12.0					12.0	12.0		12.0	12.0	
RTOR Vols			12					5				0
Lost Time	3.00	3.00	3.00				3.00	3.00		3.00	3.00	

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left	*							
Thru	*							
Right	*							
Peds								
WB Left								
Thru								
Right								
Peds								
NB Right								
SB Right								
Green	25.0A							
Yellow/AR	5.0							
Cycle Length: 120 secs	Phase combination order: #1 #5 #6							

Intersection Performance Summary

Lane	Group:	Adj Sat	v/c	g/C	Delay	LOS	Approach:
Mvmts	Cap	Flow	Ratio	Ratio			Delay LOS
EB L	398	1770	0.758	0.225	33.7	D	31.5 D
LTR	793	3523	0.733	0.225	30.3	D	
NB T	497	1863	0.666	0.267	27.7	D	27.0 D
R	422	1583	0.102	0.267	21.4	C	
SB L	767	1770	0.927	0.433	33.3	D	36.0 D
LT	777	1793	0.961	0.433	38.5	D	

Intersection Delay = 33.3 sec/veh Intersection LOS = D
Lost Time/Cycle, L = 9.0 sec Critical v/c(x) = 0.827

HCM: SIGNALIZED INTERSECTION SUMMARY Version 2.4d 09-09-1997
Center For Microcomputers In Transportation

Streets: (E-W) FM 1604 Frontage Rd. (N-S) Voight
Analyst: RAB File Name: VOI-06-P.HC9
Area Type: Other 9-1-97 PM peak
Comment: 2006 Projected Conditions

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	> 2	<				1	1		1	> 1	
Volumes	348	188	209				475	72		1315	200	
Lane W (ft)	12.0	12.0					12.0	12.0		12.0	12.0	
RTOR Vols			0					7				0
Lost Time	3.00	3.00	3.00				3.00	3.00		3.00	3.00	

Signal Operations

Phase Combination		1	2	3	4	5	6	7	8
EB	Left	*							
	Thru	*					*		
	Right	*					*		
	Peds								
WB	Left						*		
	Thru						*		
	Right								
	Peds								
NB	Right								
SB	Right								
Green		20.0A				54.0A	31.0A		
Yellow/AR		5.0				5.0	5.0		
Cycle Length: 120 secs Phase combination order: #1 #5 #6									

Intersection Performance Summary

Lane Group:		Adj Sat	v/c	g/C	Delay	LOS	Approach:	
Mvmts	Cap	Flow	Ratio	Ratio			Delay	LOS
EB	L	324	1770	0.844	43.0	E	39.6	D
	LTR	633	3453	0.845	37.8	D		
NB	T	512	1863	0.976	52.9	E	49.1	E
	R	435	1583	0.159	21.3	C		
SB	L	826	1770	0.955	35.4	D	35.9	D
	LT	838	1796	0.962	36.4	D		

Intersection Delay = 39.4 sec/veh Intersection LOS = D
Lost Time/Cycle, L = 9.0 sec Critical v/c(x) = 0.943

HCM: SIGNALIZED INTERSECTION SUMMARY Version 2.4d 09-09-1997
Center For Microcomputers In Transportation

Streets: (E-W) FM 1604 Frontage Rd. (N-S) Stone Oak Parkway
Analyst: RAB File Name: STO-06-A.HC9
Area Type: Other 9-1-97 AM peak
Comment: 2006 Projected Conditions

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes												
Volumes				> 2	< 1		> 2			2	<	
Lane W (ft)				477	114	486	168	781		968		318
RTOR Vols				12.0	12.0		12.0			12.0		
Lost Time						36			0			34
				3.00	3.00	3.00	3.00	3.00		3.00		3.00

Signal Operations

Phase Combination	1	2	3	4		5	6	7	8
EB Left					NB Left	*	*		
Thru					Thru	*	*		
Right					Right				
Peds					Peds				
WB Left	*				SB Left				
Thru	*				Thru	*			
Right	*				Right	*			
Peds					Peds				
NB Right					EB Right				
SB Right					WB Right				
Green	40.0A				Green	55.0A	10.0A		
Yellow/AR	5.0				Yellow/AR	5.0	5.0		
Cycle Length: 120 secs Phase combination order: #1 #5 #6									

Intersection Performance Summary

Lane	Group:	Adj Sat	v/c	g/C	Delay	LOS	Approach:	Delay	LOS
Mvmnts	Cap	Flow	Ratio	Ratio					
WB	LTR	1213	3465	0.756	0.350	24.2	C	23.3	C
	R	554	1583	0.402	0.350	19.3	C		
NB	LT	2171	3618	0.483	0.600	8.9	B	8.9	B
SB	TR	1710	3599	0.810	0.475	19.5	C	19.5	C

Intersection Delay = 17.6 sec/veh Intersection LOS = C
Lost Time/Cycle, L = 6.0 sec Critical v/c(x) = 0.584

```
Streets: (E-W) FM 1604 Frontage Rd.      (N-S) Stone Oak Parkway
Analyst: RAB                             File Name: STO-06-P.HC9
Area Type: Other                         9-1-97 PM peak
Comment: 2006 Projected Conditions
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	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes				> 2	< 1		> 2			2	<	
Volumes				610	154	899	251	573		906		447
Lane W (ft)				12.0	12.0		12.0			12.0		
RTOR Vols						150			0			45
Lost Time				3.00	3.00	3.00	3.00	3.00		3.00	3.00	

Phase Combination		1	2	3	4	Signal Operations		5	6	7	8
EB	Left					NB	Left	*	*		
	Thru						Thru	*	*		
	Right						Right				
	Peds						Peds				
WB	Left	*				SB	Left				
	Thru	*					Thru	*			
	Right	*					Right	*			
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green	50.0A					Green	48.0A	7.0P			
Yellow/AR	5.0					Yellow/AR	5.0	5.0			
Cycle Length: 120 secs Phase combination order: #1 #5 #6											

Intersection Performance Summary									
	Lane	Group:	Adj Sat	v/c	g/C			Approach:	
	Mvmnts	Cap	Flow	Ratio	Ratio	Delay	LOS	Delay	LOS
	-----	-----	-----	-----	-----	-----	---	-----	---
WB	LTR	1508	3479	0.752	0.433	20.0	C	20.5	C
	R	686	1583	0.746	0.433	21.5	C		
NB	LT	1831	3544	0.497	0.517	12.4	B	12.4	B
SB	TR	1481	3554	0.977	0.417	35.9	D	35.9	D
Intersection Delay = 24.2 sec/veh Intersection LOS = C									
Lost Time/Cycle, L = 6.0 sec Critical v/c(x) = 0.613									

HCM: SIGNALIZED INTERSECTION SUMMARY Version 2.4d 09-09-1997
Center For Microcomputers In Transportation

Streets: (E-W) Sonterra CC/Sonterra (N-S) Stone Oak Parkway
Analyst: RAB File Name: SCC-06-A.HC9
Area Type: Other 9-1-97 AM peak
Comment: 2006 Projected Conditions

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	> 1		1	1	> 1	1	1	2	<	1	2	<
Volumes	15	10	42	172	10	246	63	515	639	709	1024	19
Lane W (ft)		12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	
RTOR Vols			4			25			85			0
Lost Time	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00

Signal Operations

Phase Combination 1		2	3	4		5	6	7	8
EB	Left	*			NB	Left	*		
	Thru	*				Thru	*		
	Right	*				Right	*		
	Peds					Peds			
WB	Left	*			SB	Left	*		
	Thru	*				Thru	*		
	Right	*				Right	*		
	Peds					Peds			
NB	Right				EB	Right			
SB	Right				WB	Right	*		
Green		7.0A	7.0P		Green		46.0A	40.0A	
Yellow/AR		5.0	5.0		Yellow/AR		5.0	5.0	
Cycle Length: 120 secs Phase combination order: #1 #2 #5 #6									

Intersection Performance Summary

Lane Group:		Adj Sat	v/c	g/C	Delay	LOS	Approach:	
Mvmts	Cap	Flow	Ratio	Ratio			Delay	LOS
EB	LT	136	1809	0.199	0.075	D	34.3	D
	R	119	1583	0.337	0.075	D		
WB	L	133	1770	0.693	0.075	E	28.0	D
	LT	134	1784	0.747	0.075	E		
	R	752	1583	0.310	0.475	B		
NB	L	770	1770	0.086	0.775	B	39.5	D
	TR	1203	3436	0.983	0.350	E		
SB	L	770	1770	0.969	0.775	D	32.9	D
	TR	1300	3715	0.887	0.350	D		

Intersection Delay = 34.6 sec/veh Intersection LOS = D
Lost Time/Cycle, L = 12.0 sec Critical v/c(x) = 0.917

HCM: SIGNALIZED INTERSECTION SUMMARY Version 2.4d 09-10-1997
Center For Microcomputers In Transportation

Streets: (E-W) Sonterra CC/Sonterra (N-S) Stone Oak Parkway
Analyst: RAB File Name: SCC-06-P.HC9
Area Type: Other 9-1-97 PM peak
Comment: 2006 Projected Conditions

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	> 1	1		1	> 1	1	1	2	<	1	2	<
Volumes	11	10	138	569	10	602	98	1118	206	261	621	26
Lane W (ft)		12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	
RTOR Vols			30			62			39			0
Lost Time	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00

Signal Operations

Phase Combination		1	2	3	4	5	6	7	8
EB	Left		*			NB	Left	*	*
	Thru		*				Thru		*
	Right		*				Right		*
	Peds						Peds		
WB	Left	*				SB	Left	*	*
	Thru	*					Thru		*
	Right	*					Right		*
	Peds						Peds		
NB	Right					EB	Right		
SB	Right					WB	Right	*	
Green		25.0A	9.0A			Green		16.0A	50.0A
Yellow/AR		5.0	5.0			Yellow/AR		5.0	5.0
Cycle Length: 120 secs Phase combination order: #1 #2 #5 #6									

Intersection Performance Summary

	Lane	Group:	Adj Sat	v/c	g/C	Delay	LOS	Approach:	
								Delay	LOS
		Mvmts	Cap	Flow	Ratio				
EB	LT	166		1815	0.138	32.4	D	46.8	E
	R	145		1583	0.779	49.7	E		
WB	L	398		1770	0.766	34.1	D	38.5	D
	LT	400		1777	0.763	33.9	D		
	R	594		1583	0.959	43.4	E		
NB	L	386		1770	0.267	7.5	B	24.4	C
	TR	1583		3653	0.898	25.6	D		
SB	L	327		1770	0.841	35.3	D	21.0	C
	TR	1605		3703	0.446	15.6	C		

Intersection Delay = 28.7 sec/veh Intersection LOS = D
Lost Time/Cycle, L = 12.0 sec Critical v/c(x) = 0.911

HCM: SIGNALIZED INTERSECTION SUMMARY Version 2.4d 09-08-1997
Center For Microcomputers In Transportation

Streets: (E-W) Heubner (N-S) Stone Oak Parkway
Analyst: RAB File Name: HEU-06-A.HC9
Area Type: Other 9-1-97 AM peak
Comment: 2006 Projected Conditions

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	<	1	2	<	1	2	<	1	2	<
Volumes	121	20	201	158	22	14	137	494	135	121	1442	146
Lane W (ft)	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
RTOR Vols			0			0			0			0
Lost Time	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left	*				NB Left	*	*	
Thru	*				Thru	*	*	
Right	*				Right	*	*	
Peds					Peds			
WB Left	*				SB Left	*	*	
Thru	*				Thru	*	*	
Right	*				Right	*	*	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	10.0A				Green	7.0A	28.0A	
Yellow/AR	5.0				Yellow/AR	5.0	5.0	
Cycle Length:	60 secs	Phase combination order: #1 #5 #6						

Intersection Performance Summary

	Lane	Group:	Adj Sat	v/c	g/C	Delay	LOS	Approach:	
	Mvmts	Cap	Flow	Ratio	Ratio			Delay	LOS
EB	L	316	1579	0.402	0.200	14.0	B	13.7	B
	TR	643	3217	0.381	0.200	13.6	B		
WB	L	192	961	0.864	0.200	36.2	D	31.6	D
	TR	701	3505	0.057	0.200	12.5	B		
NB	L	390	1770	0.369	0.700	7.0	B	6.2	B
	TR	1803	3606	0.385	0.500	6.1	B		
SB	L	437	1770	0.291	0.700	2.4	A	17.3	C
	TR	1837	3674	0.956	0.500	18.3	C		

Intersection Delay = 15.0 sec/veh Intersection LOS = B
Lost Time/Cycle, L = 9.0 sec Critical v/c(x) = 0.861


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Streets: (E-W) Heubner
Analyst: RAB
Area Type: Other
Comment: 2006 Projected Conditions
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(N-S) Stone Oak Parkway
File Name: HEU-06-P.HC9
9-1-97 PM peak

[illegible]

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	*				NB	Left	*	*		
	Thru	*					Thru		*		
	Right	*					Right		*		
	Peds						Peds				
WB	Left	*				SB	Left	*	*		
	Thru	*					Thru		*		
	Right	*					Right		*		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green	10.0A					Green	7.0A	28.0A			
Yellow/AR	5.0					Yellow/AR	5.0	5.0			
Cycle Length:	60 secs	Phase combination order: #1 #5 #6									

Intersection Performance Summary

Intersection Performance Summary									
	Lane	Group:	Adj Sat	v/c	g/c			Approach:	
	Mvmts	Cap	Flow	Ratio	Ratio	Delay	LOS	Delay	LOS
	-----	-----	-----	-----	-----	-----	---	-----	---
EB	L	278	1388	0.274	0.200	13.3	B	13.4	B
	TR	640	3201	0.342	0.200	13.4	B		
WB	L	209	1045	0.541	0.200	16.1	C	14.6	B
	TR	663	3316	0.136	0.200	12.8	B		
NB	L	390	1770	0.956	0.700	34.2	D	16.0	C
	TR	1771	3542	0.853	0.500	11.5	B		
SB	L	390	1770	0.133	0.700	4.6	A	6.4	B
	TR	1824	3649	0.468	0.500	6.5	B		

Intersection Delay = 13.0 sec/veh Intersection LOS = B

Lost Time/Cycle, $L = 6.0 \text{ sec}$ Critical $v/c(x) = 0.813$

Center For Microcomputers In Transportation

University of Florida

512 Weil Hall

Gainesville, FL 32611-2083

Ph: (904) 392-0378

Streets: (N-S) Sigma Drive

(E-W) FM 1604 WB Frontage

Major Street Direction.... EW

Length of Time Analyzed... 60 (min)

Analyst..... Rab

Date of Analysis..... 9/9/97

Other Information..... 2006 Projected Volumes

Two-way Stop-controlled Intersection

	Eastbound				Westbound				Northbound				Southbound		
	L	T	R		L	T	R		L	T	R		L	T	R
No. Lanes	0	0	0		0	3	< 0		0	0	0		0	0	1
Stop/Yield				N				N							
Volumes						969	491								118
PHF						.95	.95								.95
Grade						0							0		
MC's (%)															
SU/RV's (%)															
CV's (%)															
PCE's															1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.50	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.50	3.30
Left Turn Minor Road	7.00	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	NB	SB
Conflicting Flows: (vph)		598
Potential Capacity: (pcph)		689
Movement Capacity: (pcph)		689
Prob. of Queue-Free State:		0.80

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
SB R	136	689		6.5	0.8	B	6.5

Intersection Delay = 0.5 sec/veh

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Major Street Direction.... EW
Length of Time Analyzed... 60 (min)
Analyst..... Rab
Date of Analysis..... 9/9/97
Other Information.....2006 Projected Volumes: PM Peak
Two-way Stop-controlled Intersection

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	0	3	< 0	0	0	0	0	0	1
Stop/Yield			N			N						
Volumes					1423	202						340
PHF					.95	.95						.95
Grade					0						0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's												1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.50	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.50	3.30
Left Turn Minor Road	7.00	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	NB	SB
Conflicting Flows: (vph)		606
Potential Capacity: (pcph)		683
Movement Capacity: (pcph)		683
Prob. of Queue-Free State:		0.42

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
SB R	394	683		12.4	4.2	C	12.4

Intersection Delay = 2.1 sec/veh

Center For Microcomputers In Transportation

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Ph: (904) 392-0378

Streets: (N-S) Gamma Drive (E-W) FM 1604 WB Frontage
Major Street Direction.... EW
Length of Time Analyzed... 60 (min)
Analyst..... Rab
Date of Analysis..... 9/9/97
Other Information.....2006 Projected Volumes:AM Peak
Two-way Stop-controlled Intersection

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	0	3	< 0	0	0	0	0	0	1
Stop/Yield			N			N						
Volumes					861	491						208
PHF					.95	.95						.95
Grade					0						0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's												1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.50	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.50	3.30
Left Turn Minor Road	7.00	3.40

Worksheet for TWSC Intersection

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Step 1: RT from Minor Street                NB                SB
-----
Conflicting Flows: (vph)                      560
Potential Capacity: (pcph)                    720
Movement Capacity: (pcph)                     720
Prob. of Queue-Free State:                    0.67
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Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
SB R	241	720		7.5	1.7	B	7.5

Intersection Delay = 1.0 sec/veh

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Streets: (N-S) Gamma Drive

(E-W) FM 1604 WB Frontage

Major Street Direction.... EW

Length of Time Analyzed... 60 (min)

Analyst..... Rab

Date of Analysis..... 9/9/97

Other Information..... 2006 Projected Volumes: PM Peak

Two-way Stop-controlled Intersection

	Eastbound				Westbound				Northbound				Southbound		
	L	T	R		L	T	R		L	T	R		L	T	R
No. Lanes	0	0	0		0	3	< 0		0	0	0		0	0	1
Stop/Yield				N				N							
Volumes						1183	292								340
PHF						.95	.95								.95
Grade						0							0		
MC's (%)															
SU/RV's (%)															
CV's (%)															
PCE's															1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.50	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.50	3.30
Left Turn Minor Road	7.00	3.40

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	NB	SB
Conflicting Flows: (vph)		568
Potential Capacity: (pcph)		714
Movement Capacity: (pcph)		714
Prob. of Queue-Free State:		0.45

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
SB R	394	714		11.2	3.9	C	11.2

Intersection Delay = 2.1 sec/veh